

IN RE: PETITION FOR VARIANCE  
SE/S Cuckold Point Road, 220' SW  
of the c/l of First Street  
(9131 Cuckold Point Road)  
12th Election District  
7th Councilmanic District

Catherine F. Hauber  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-393-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 9131 Cuckold Point Road, located in the vicinity of Hart/Miller Island on Cuckold Point. The Petition was filed by the owner of the property, Catherine F. Hauber, and the Contract Purchasers, Nicholas and Phyllis Tutin. The Petitioners seek relief from Sections 1B02.3.C.1 and 304.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and approval of an undersized lot, for the proposed development of the subject property with a single family dwelling. The subject property and relief sought are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was James M. McKinney, a consultant who represented the parties. There were no Protes-tants present.

Testimony and evidence offered revealed that the subject property consists of 6,200 sq.ft., more or less, zoned D.R. 5.5 and is presently unimproved. The property is a waterfront lot, also known as Lot 525 of the Revised Plat of Swan Point, which is an older subdivision that was developed many years ago with 50-foot wide lots. The Petitioners are desir-ous of developing the property with a single family dwelling in accordance

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Date

By

MICROFILMED

with the elevation drawings contained within the file. Due to the size of the lot and the fact that the adjoining lots are already developed, the requested variance is necessary in order to proceed as proposed. Testimony indicated the proposed dwelling is similar in character and nature to other dwellings which have recently been constructed in the area as evidenced by photographs marked as Petitioners' Exhibit 2. Mr. McKinney indicated that he has spoken with the adjoining property owners who have no opposition to the proposed dwelling. Furthermore, Mr. McKinney indicated that compliance with all Zoning Plans Advisory Committee comments can be met.

As noted above, this property is located within the Chesapeake Bay Critical Areas and fronts on Cuckold Point. Accordingly, the granting of the relief requested is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to minimize any effects the proposed development might have on the Chesapeake Bay and its tributaries.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County;

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date

By

that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the

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JUL 12 1977  
DEPT. OF ENVIRONMENTAL PROTECTION  
AND RESOURCE MANAGEMENT  
BALTIMORE, MARYLAND

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 12, 1995

(410) 887-4386

Ms. Catherine F. Hauber  
2860 Nathaniel Way  
Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE  
SE/S Cuckold Point Road, 220' SW of the c/l of First Street  
(9131 Cuckold Point Road)  
12th Election District - 7th Councilmanic District  
Catherine F. Hauber - Petitioner  
Case No. 95-393-A

Dear Ms. Hauber:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Nicholas Tutin  
3010 Cedarcrest Avenue, Baltimore, Md. 21219

Mr. Jim McKinney  
7633 South Bend Road, Baltimore, Md. 21222

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File

WICKROTH-11111



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9131 COCK OLD POINT RD  
which is presently zoned DRS 15

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 & 304.1.B (BCZR)

To permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

OLD LAW - To be established at Hearing (Hardship & practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Nicholas & Phyllis Tutin  
(Type or Print Name)

Nicholas Tutin Phyllis Tutin  
Signature

3010 Cedarcrest Ave  
Address

Balto MD 21219  
City State Zipcode

Attorney for Petitioner

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address Phone No

\_\_\_\_\_  
City State Zipcode

James J. Loda  
My Commission Expires  
April 24, 1995



Printed with Soybean Ink  
on Recycled Paper

Legal Owner(s)

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

CATHERINE FIGIEL HAUSER  
(Type or Print Name)

Catherine Figiel Hauser  
Signature

2860 NATHANIEL WAY J388-0386 H  
Address Phone No

BALTO. MD. 21219  
City State Zipcode

Name, Address and phone number of representative to be contacted

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY R.T. DATE 4/28/95

ITEM # 388

ORDER RECEIVED FOR FILING

Date

By

FRANK S. LEE

*Registered Land Surveyor*

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

March 1, 1995

No. 9131 Cuckold Point Road

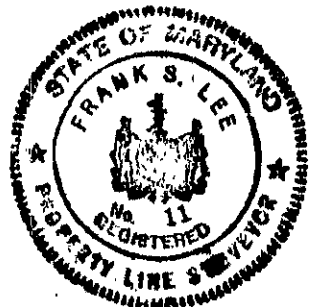
Lot 25, Revised plat of Swan Point, 9/5

15th District Baltimore County, Maryland

Beginning for the same on the southeast side of Cuckold Point road at the distance of 220 feet more or less measured southwesterly along the southeast side of Cuckold Point Road from the southwest side of First Street, thence binding on the southeast side thereof South 44 degrees 22 minutes West 50 feet, thence running for a line of division South 45 degrees 38 minutes East 122 feet more or less to the waters of Cuckold Cove, thence binding thereon in a northeasterly direction 50 feet more or less, thence running for a line of division North 45 degrees 38 minutes West 122 feet more or less to the place of beginning.

Containing 6200 square feet of land more or less.

ITEM # 388



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-393-A

District 15th Date of Posting 5/15/95

Posted for: Variation

Petitioner: CH Huber & Nicholas & Phyllis Tatin

Location of property: 9131 Galsold Point Rd, SEB

Location of Signs: Facing road way on property being zoned

Remarks: \_\_\_\_\_

Posted by M. Healy Date of return: 5/19/95  
Signature

Number of Signs: 1



### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland

21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-393-A  
(Item 388)  
9131 Cuckold Point Road  
SE/8 Cuckold Point Road,  
220' +/- SW of c/l First  
Street

12th Election District

7th Councilmanic

Legal Owner(s):

Catherine Figiel Hauber

Contract Purchaser:

Nicholas and Phyllis

Tutin

Hearing: Wednesday,

June 7, 1995 at 11:00

a.m. in Rm. 118, Old  
Courthouse.

Variance to permit a front lot  
width of 50 feet in lieu of the re-  
quired 55 feet and to approve  
an undersized lot.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
687-3353.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 687-3391.  
5/113 May 11.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 12, 1995

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on May 11, 1995

THE JEFFERSONIAN,

*A. Henrickson*

LEGAL AD. - TOWSON

~~Publication~~





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-6150

Number 388

RJT

Date

4/28/75

C. HAUBER

9131 Cuckold Point Rd  
Baltimore, Md. 21219

DO - VARIANCE - \$ 50<sup>00</sup>

DO - SIGN - \$ 35<sup>00</sup>

TOTAL - \$ 85<sup>00</sup>

APPROVED

DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY

APR 29 1975

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management

1051 B4 5/7/95



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

~~NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.~~

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 388

Petitioner: Nick Tutin / Lauber

Location: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Nick Tutin

ADDRESS: 7625 South Bend Rd.  
Baltimore, M.D. 21222

PHONE NUMBER: 427-4811

AJ:ggs

(Revised 04/09/93)



Printed with Soybean Ink  
on Recycled Paper

TO: PUTUXENT PUBLISHING COMPANY  
May 11, 1995 Issue - Jeffersonian

Please forward billing to:

Nick Tutin  
7625 South Bend Road  
Baltimore, MD 21222  
477-4811

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-393-A (Item 388)  
9131 Cockold Point Road  
SE/S Cuckold Point Road, 220'+/- SW of c/l First Street  
12th Election District - 7th Councilmanic  
Legal Owner(s): Catherine Figiel Hauber  
Contract Purchaser: Nicholas and Phyllis Tutin  
HEARING: WEDNESDAY, JUNE 7, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 4, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-393-A (Item 388)  
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Contract Purchaser: Nicholas and Phyllis Tutin  
HEARING: WEDNESDAY, JUNE 7, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Catherine Figiel Hauber  
Nicholas and Phyllis Tutin

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 1, 1995

Ms. Catherine Figiel Hauber  
2860 Nathaniel Way  
Baltimore, Maryland 21219

RE: Item No.: 388  
Case No.: 95-393-A  
Petitioner: Hauber Property

Dear Ms. Hauber:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: May 23, 1995  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 15, 1995  
Item No. 388

The Developers Engineering Section has reviewed the subject zoning item. This site is located in the 100-year tidal flood plain area requiring the lowest floor of any building to be elevated one foot above the 100-year frequency tidal elevation as defined by the Federal Emergency Management Agency, Flood Insurance Administration's Flood Insurance Study.

Cuckold Point Road is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way. Show the 50-foot right-of-way on the plat to establish the front building setback line.

RWB:sw

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
May 17, 1995

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #388 - Tutin Property  
9131 Cuckold Point Road  
Zoning Advisory Committee Meeting of May 8, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations:

1. Impervious surfaces must not exceed 25% of the total lot acreage (1550 square feet).
2. 15% forest cover must be provided on site. Two large trees and one small tree must be planted to meet this requirement.
3. The proposed dwelling is within the 100' Buffer from Cuckold Cove. A Critical Area Administrative variance must be approved prior to building permit approval. Applicant may contact DEPRM at 887-3980 for an application.
4. Downspouts on the proposed dwelling must be directed to flow across the grass.

✓  
JLP:TJL:sp


c: Catherine F. Hauber

TUTIN/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director   
Office of Planning and Zoning

DATE: May 9, 1995

SUBJECT: 9131 Cuckold Point Road

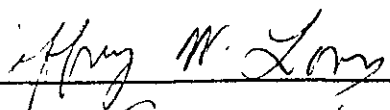
INFORMATION:

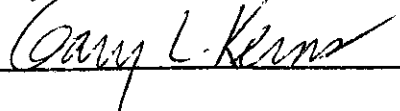
Item Number: 388  
Petitioner: Hauber Property  
Property Size: \_\_\_\_\_  
Zoning: DR 5.5  
Requested Action: Variance  
Hearing Date:     /    /    

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit a lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: 

Division Chief: 

PK/JL

*RECEIVED*





**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

5-9-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 300 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

MICROFILM

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 8, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 378, 379, 380, 381, 382, 383,  
384, 386, 388, 389 AND 390.

RECEIVED

MAY 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File



INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B \_\_\_\_\_  
Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

## MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Nick Tutin 7625 S. Bend Road Balto., Md. 21222 477 4811  
Print Name of Applicant Address Telephone Number

☐ Lot Address 9131 Cuckold Point Rd. Election District 15 Council District 5 Square Feet 6200

Lot Location: N E S W / side / corner of southeast side feet from N E S W corner of 220 SW of 1st Street  
(street) (street)

Land Owner \_\_\_\_\_ Tax Account Number \_\_\_\_\_

Address \_\_\_\_\_ Telephone Number \_\_\_\_\_

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)  
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	_____	_____
2. Permit Application	_____	_____
3. Site Plan	_____	_____
Property (3 copies)	_____	_____
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	_____	_____
4. Building Elevation Drawings	_____	_____
5. Photographs (please label all photos clearly)	_____	_____
Adjoining Buildings	_____	_____
Surrounding Neighborhood	_____	_____

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by \_\_\_\_\_  
ZADM

Date \_\_\_\_\_

## TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

## RECOMMENDATIONS/COMMENTS:

☐ Approval

☐ Disapproval

☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: \_\_\_\_\_  
for the Director, Office of Planning & Zoning

Date: \_\_\_\_\_

RE: PETITION FOR VARIANCE \* BEFORE THE  
9131 Cuckold Point Road, SE/S Cuckold Point  
Road, 220'+/- SW of c/l First Street \* ZONING COMMISSIONER  
12th Election Dist., 7th Councilmanic \* OF BALTIMORE COUNTY  
Catherine Figiel Hauber \*  
Petitioner \* CASE NO. 95-393-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

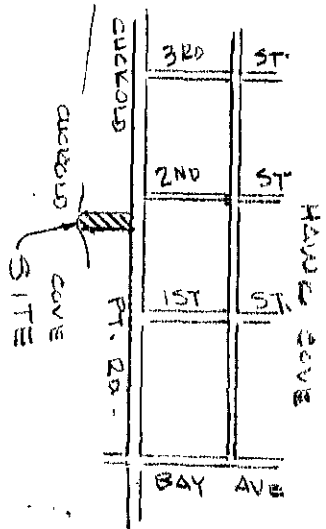
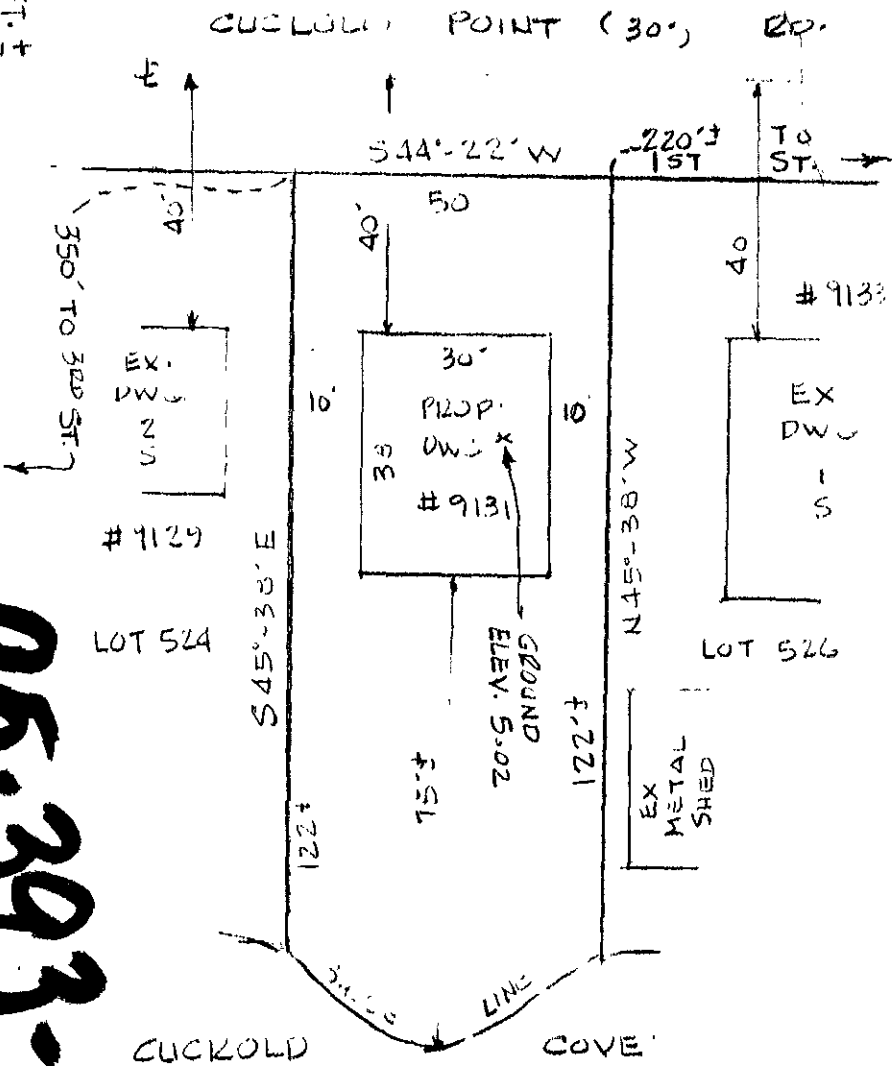
I HEREBY CERTIFY that on this 31st day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Catherine Figiel Hauber, 2860 Nathaniel Way, Baltimore, MD 21219, Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

# PETITIONER'S EXHIBIT

LOT 525 DEVISED PLAT OF  
SWAN POINT  
PLAT BOOK 9-5  
15TH DISTRICT BALTIMORE CO, MARYLAND  
SCALE 1" = 330'  
DATE 2-11-95



LOCATION MAP  
SCALE 1" = 500'

OWNER  
NICK TUTIN - N.F.  
7625 S. BEND RD.  
BALTO., MD. 21222  
477-4811

CD-7  
ED-12  
ZONING MAP. SEE G-K

95-393-A

EX. ZONING - D12.5-5  
AREA OF LOT - 6200 SQ. FT.  
PUBLIC WATER & SEWER WILL SERVICE LOT

PLAT TO ACCOMPANY PETITION FOR A VARIANCE  
LOT WIDTH OF 50' IN LIEU OF THE REQUIRED 55'

R.J. ITEM# 388



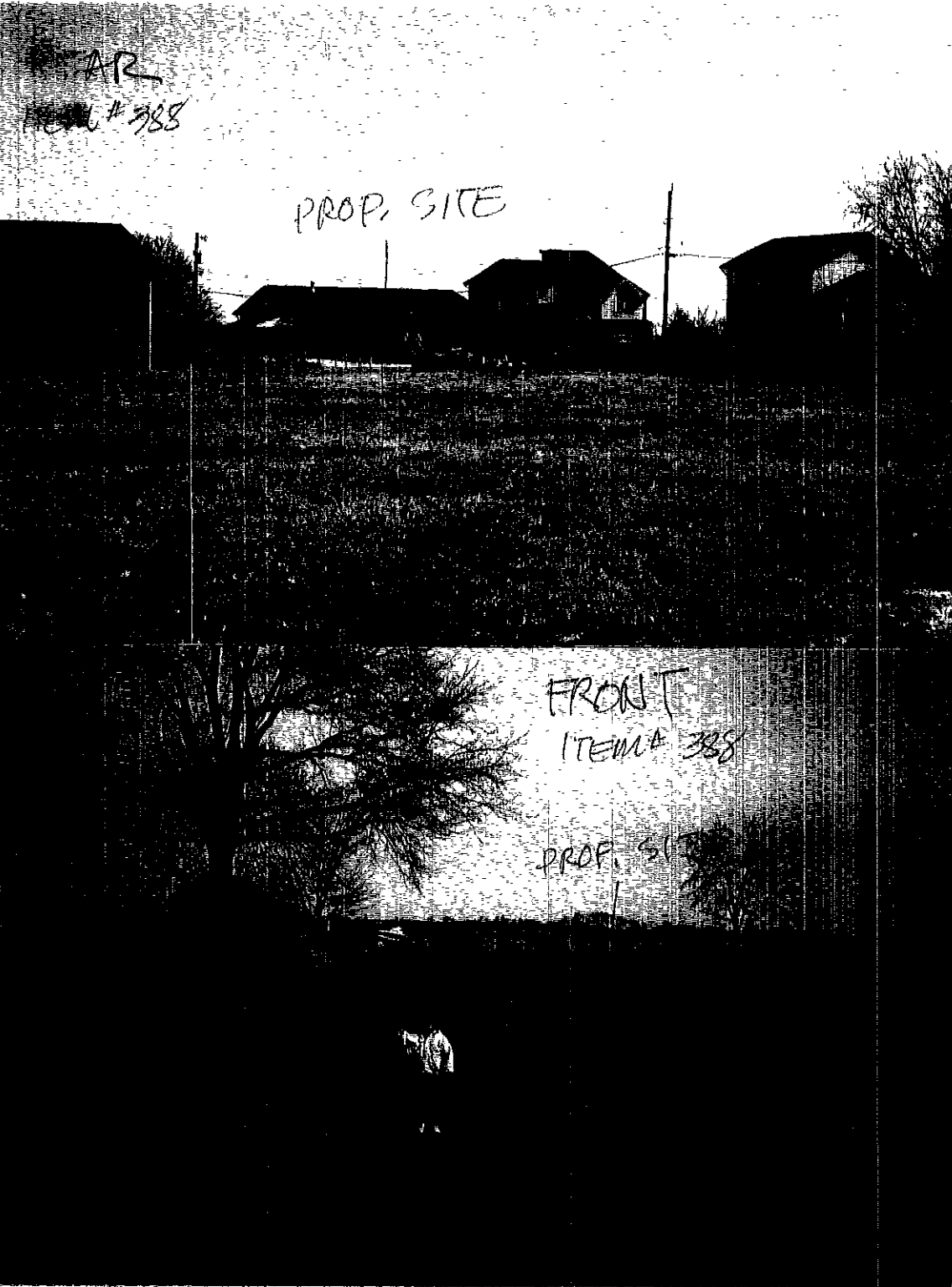
FRANK S. LEE  
1277 NEIGHBORS AVE.  
BALTIMORE, MD. 21237



PELTONIER'S

MICROFILM

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:





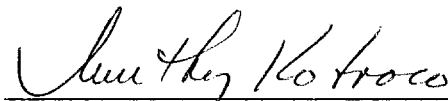
health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of June, 1995 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 304.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and approval of an undersized lot, for the proposed development of the subject property with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments submitted hereto and made a part of the record.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

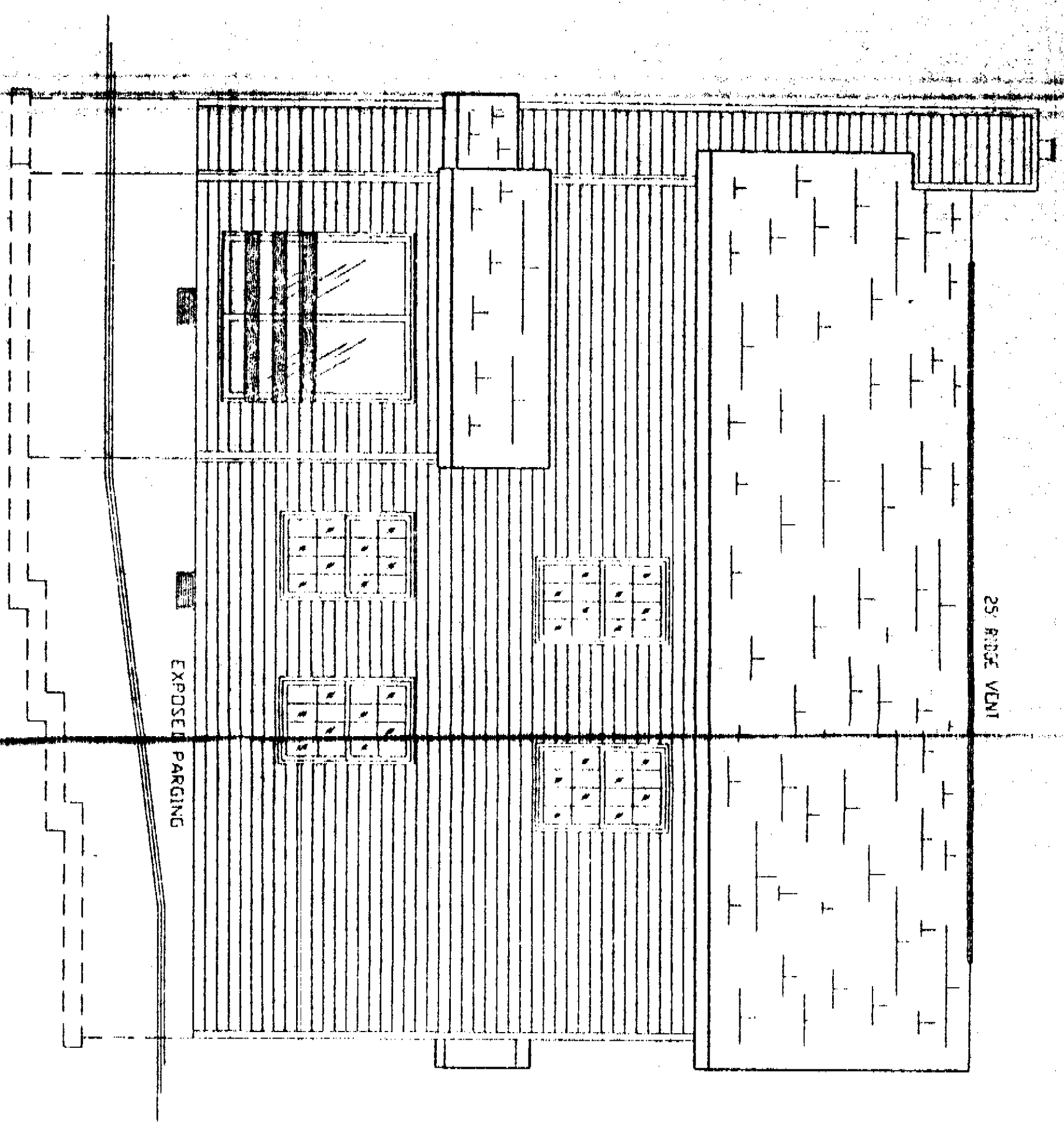
IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated May 17, 1995, attached hereto and made a part hereof.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

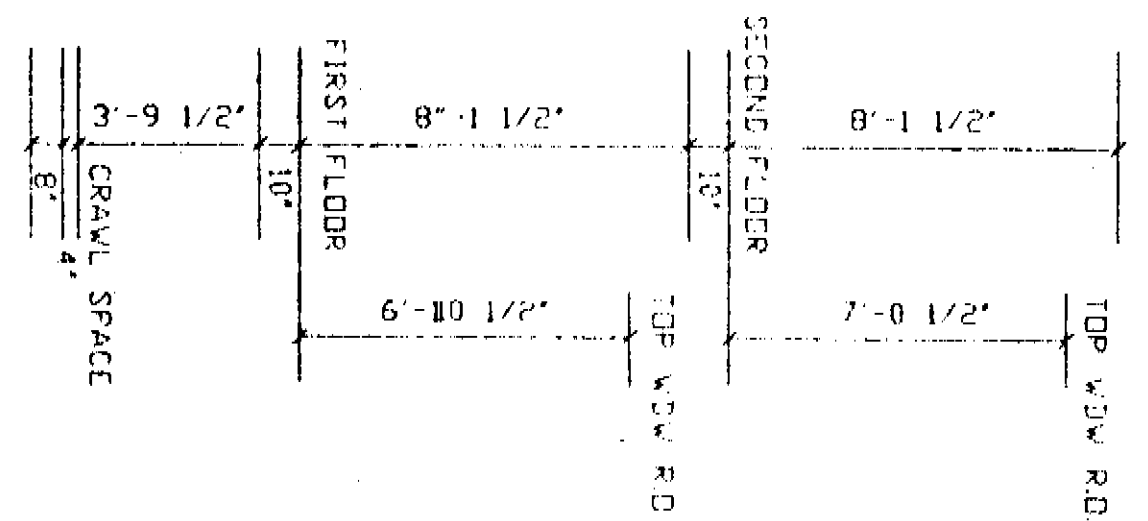




REAR ELEVATION

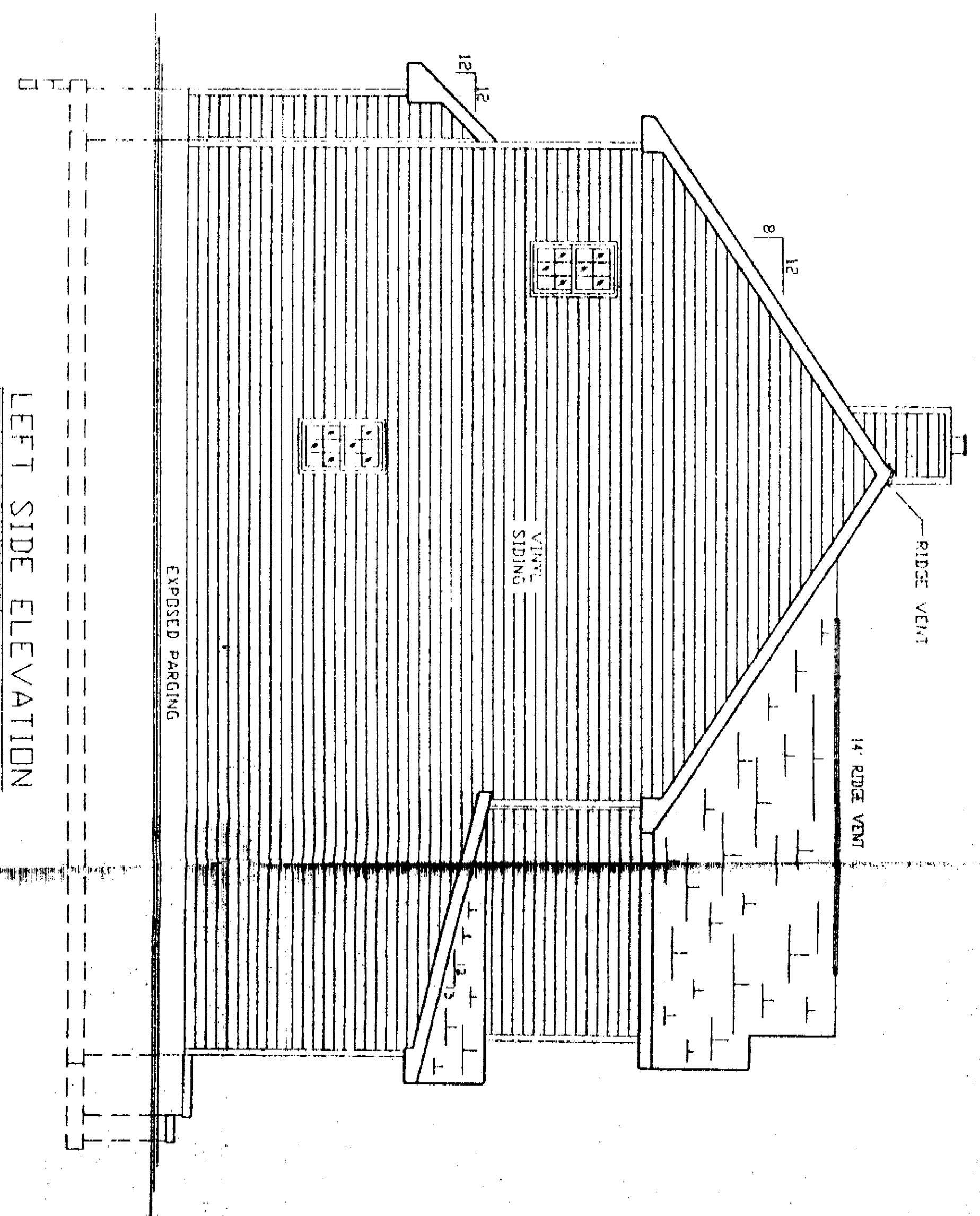
SCALE 1/4" = 1'-0"

STEP FOOTINGS AS REQ'D BY GRADE/FROST CONDITIONS



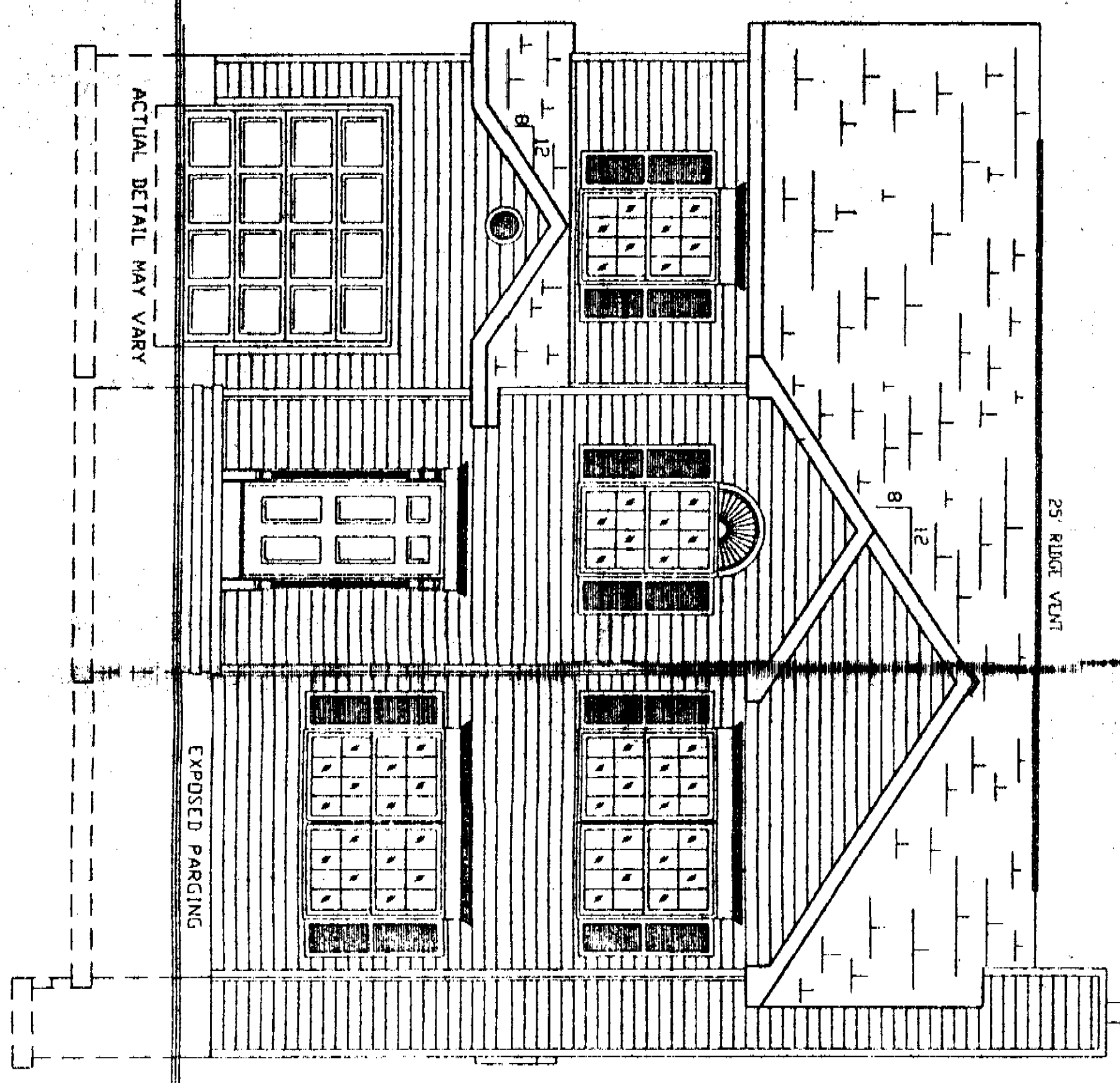
FYPON TRIM  
FYPON WINDOW HEAD NO 851 A DIM 40"  
FYPON WINDOW NO 860 A DIM 40" B DIM 6-18-7/8"  
FYPON LLOVER NO 860 A DIM 40" B DIM 6-18-7/8"  
FYPON FLUTED PLASTER NO 250-5  
FYPON DOOR HEAD NO 851 A DIM 48"  
FYPON KICKPLATE NO 1010 1'x7 1/2"

PROVIDE ALUM GUTTERS, DOWNSPOUTS, AND SPLASHBLOCKS AS REQ'D



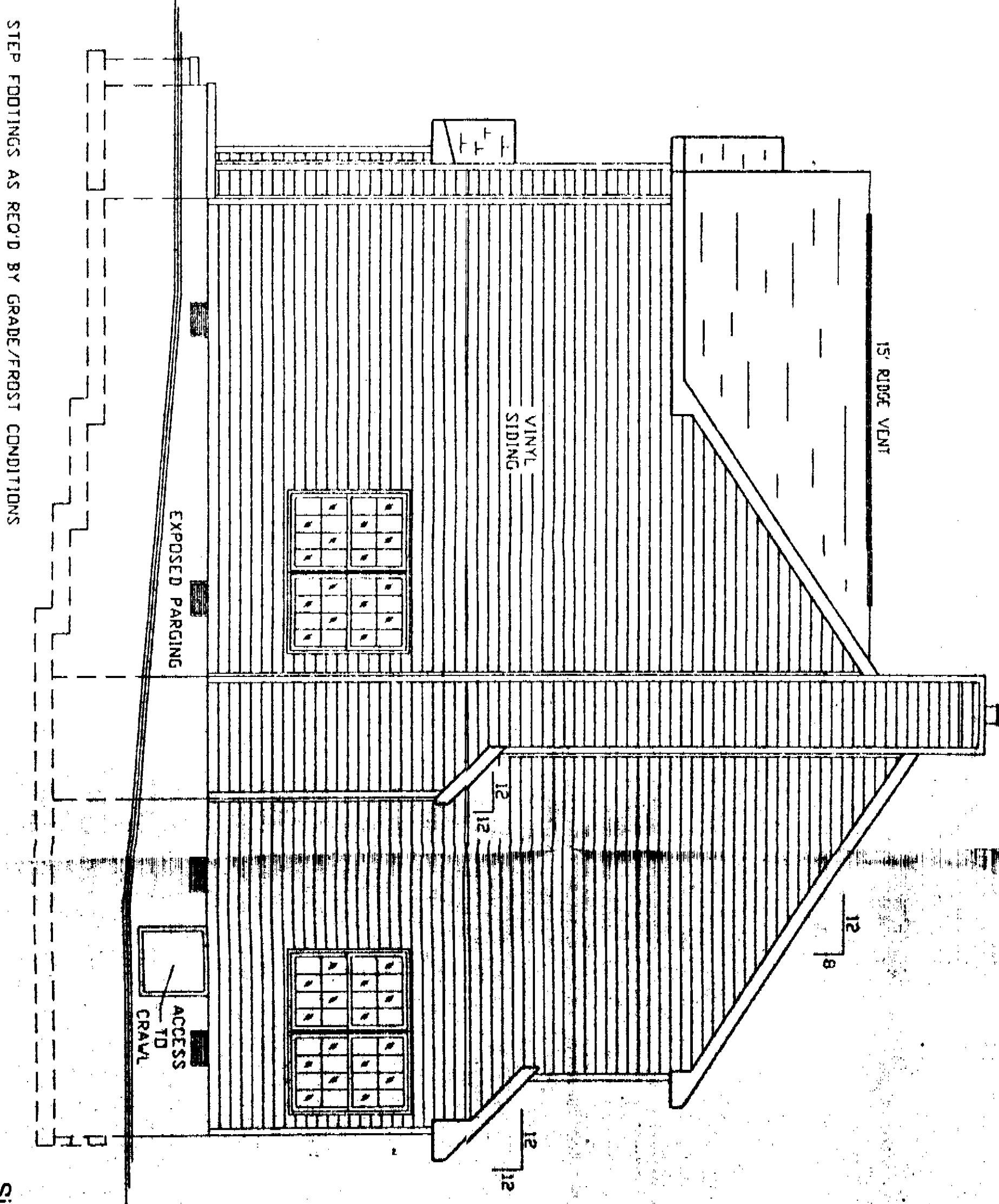
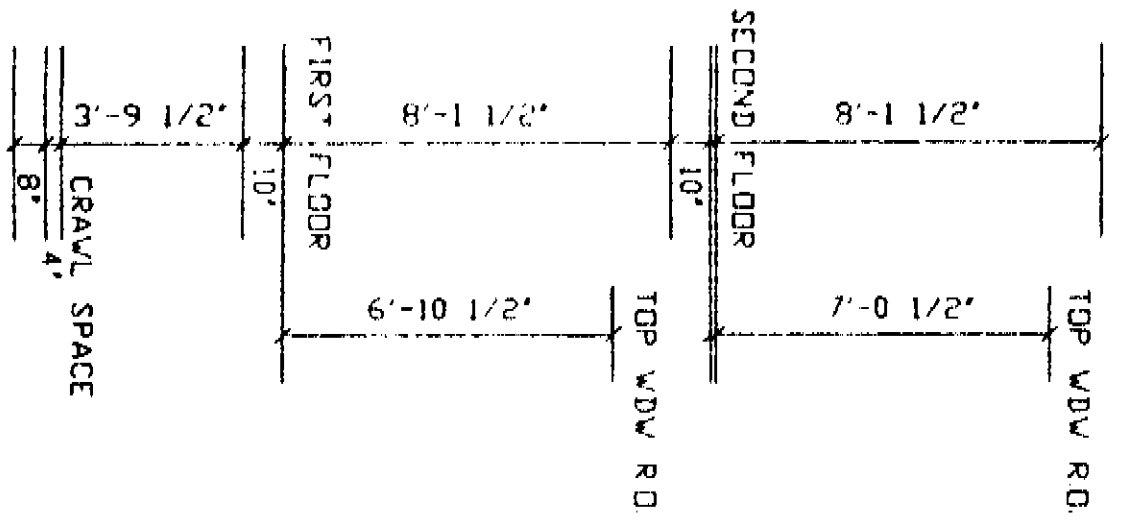
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

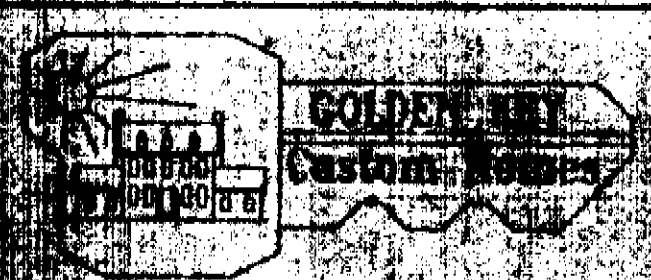
SCALE 1/4" = 1'-0"

95-393-A

Signature \_\_\_\_\_  
Signature \_\_\_\_\_  
RETURN TO PRIDEMARK

ALIGNED

ITEM# 388



410-987-5896  
410-484-1685  
A DIVISION OF  
ASSOCIATED VENTURES INC.

DRAWING CODE	TUTIN	DATE	1/25/94
DESIGNED FOR	TUTIN	DOWN BY	WAS
		SHEET #	2 of 4

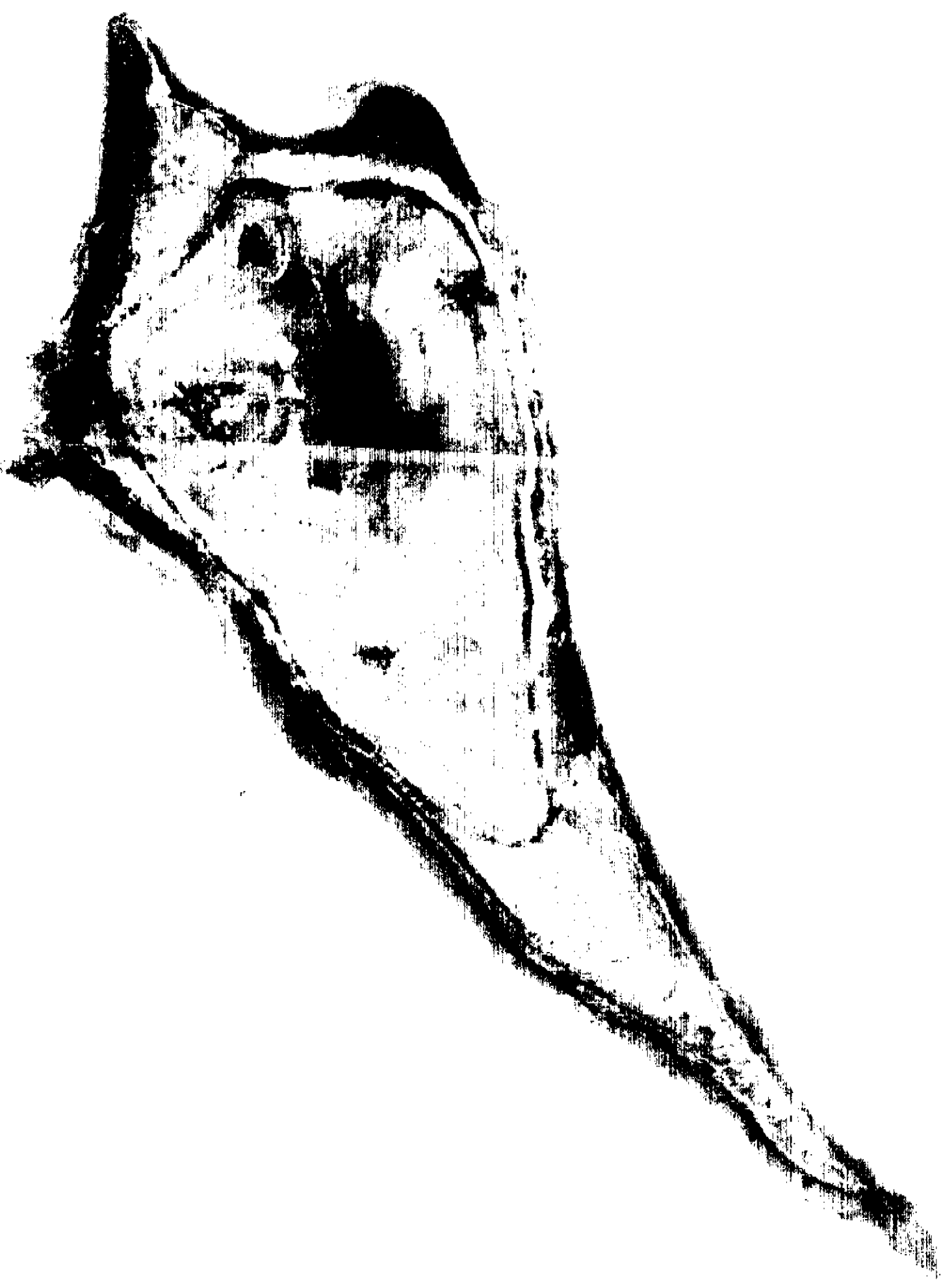
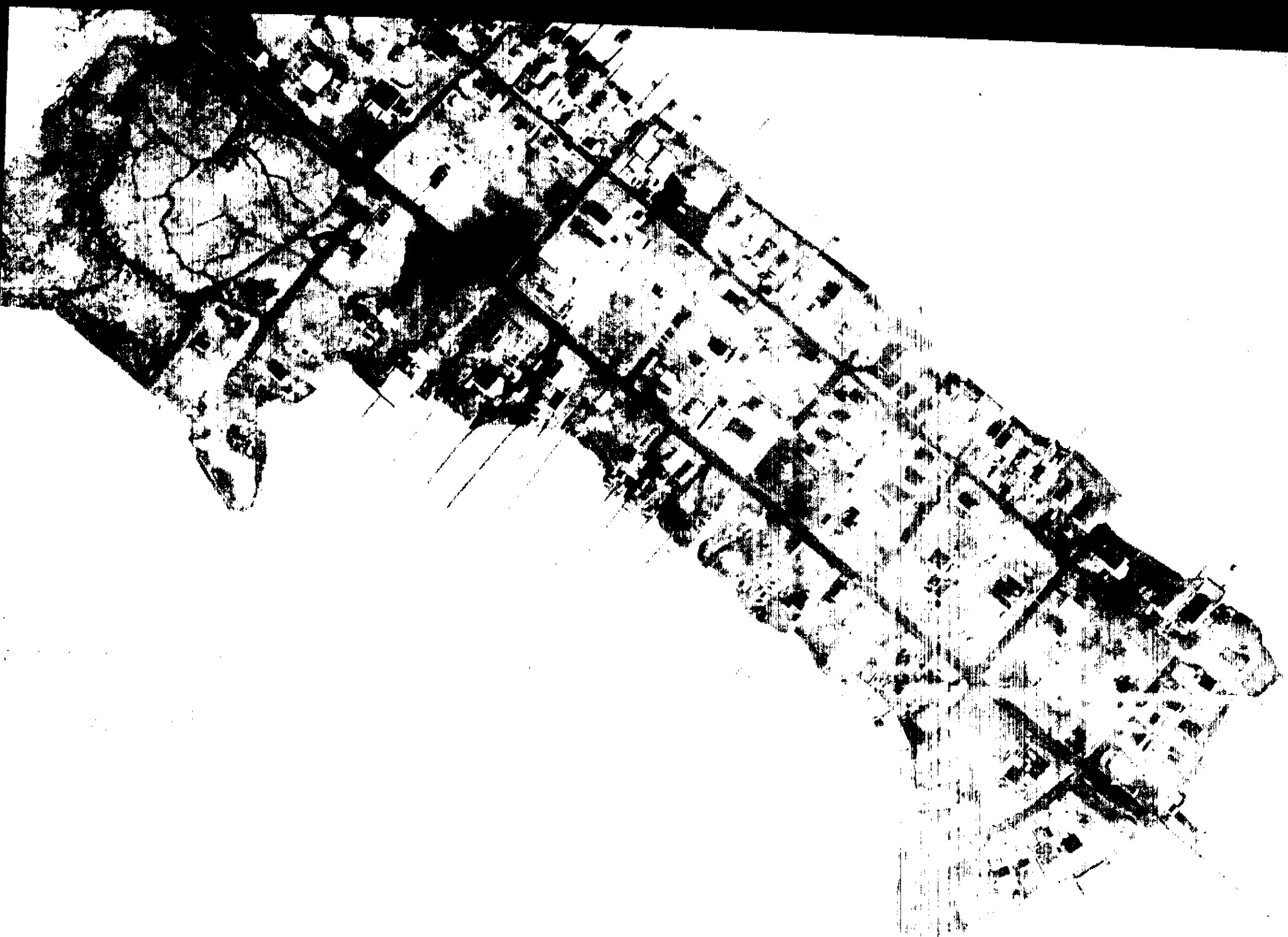












BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	ITEM # 333 CUCKOLD POINT NEW BAY SHORE PARK IMMEDIATE	SE 6K
DATE OF PHOTOGRAPHY JANUARY 1986		

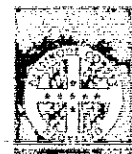
95-393-A



The following is a list of the names of the persons who have been appointed to the various committees of the Board of Directors of the Baltimore County Board of Education, for the year 1960-1961:

Chairman: **John A. Hays**, Jr.  
 Vice Chairman: **John A. Hays**, Jr.  
 Secretary: **John A. Hays**, Jr.  
 Treasurer: **John A. Hays**, Jr.  
 Committee on Curriculum: **John A. Hays**, Jr.  
 Committee on Finance: **John A. Hays**, Jr.  
 Committee on Personnel: **John A. Hays**, Jr.  
 Committee on Physical Plant: **John A. Hays**, Jr.  
 Committee on Public Relations: **John A. Hays**, Jr.  
 Committee on Safety: **John A. Hays**, Jr.  
 Committee on Student Activities: **John A. Hays**, Jr.  
 Committee on Transportation: **John A. Hays**, Jr.  
 Committee on Unassigned: **John A. Hays**, Jr.





Baltimore County Government  
Office of Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Receipt  
Number 388

Date 4/28/95

C. H. HAUBER

9131 Cuckold Point Rd  
Baltimore, MD 21219

NO - VARIANCE - \$1500  
NO - SIGN - \$250

Please Make Checks Payable To Baltimore County  
Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

#### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 388

Petitioner: Nick Tutin/Lauber

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Nick Tutin

ADDRESS: 7625 South Bend Rd.

Baltimore, MD 21222

PHONE NUMBER: 427-4811

AJ:ggs

(Revised 04/09/93)

TO: PROPERTY PUBLISHING COMPANY  
May 11, 1995 Issue - Jeffersonian

Please forward billing to:

Nick Tutin  
7625 South Bend Road  
Baltimore, MD 21222  
477-4811

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

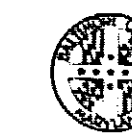
CASE NUMBER: 95-393-A (Item 388)  
9131 Cuckold Point Road  
SE/4 Cuckold Point Road, 220' +/- SW of c/l First Street  
12th Election District - 7th Councilmanic  
Legal Owner(s): Catherine Figiel Hauber  
Contract Purchaser: Nicholas and Phyllis Tutin  
HEARING: WEDNESDAY, JUNE 7, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot.

LAWRENCE E. SCHWITZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 4, 1995

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-393-A (Item 388)  
9131 Cuckold Point Road  
SE/4 Cuckold Point Road, 220' +/- SW of c/l First Street  
12th Election District - 7th Councilmanic  
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HEARING: WEDNESDAY, JUNE 7, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot.

Arnold Jablon  
Director

cc: Catherine Figiel Hauber  
Nicholas and Phyllis Tutin

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 1, 1995

Ms. Catherine Figiel Hauber  
2860 Nathaniel Way  
Baltimore, Maryland 21219

RE: Item No.: 388  
Case No.: 95-393-A  
Petitioner: Hauber Property

Dear Ms. Hauber:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 23, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 15, 1995  
Item No. 388

The Developers Engineering Section has reviewed the subject zoning item. This site is located in the 100-year tidal flood plain area requiring the lowest floor of any building to be elevated one foot above the 100-year frequency tidal elevation as defined by the Federal Emergency Management Agency, Flood Insurance Administration's Flood Insurance Study.

Cuckold Point Road is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way. Show the 50-foot right-of-way on the plat to establish the front building setback line.

RWB:sw

#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director DATE: May 17, 1995  
Zoning Administration and Development Management

FROM: J. Lawrence Pilsen  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #388 - Tutin Property  
9131 Cuckold Point Road  
Zoning Advisory Committee Meeting of May 8, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

#### Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations:

1. Impervious surfaces must not exceed 25% of the total lot acreage (1550 square feet).
2. 15% forest cover must be provided on site. Two large trees and one small tree must be planted to meet this requirement.
3. The proposed dwelling is within the 100' Buffer from Cuckold Cove. A Critical Area Administrative variance must be approved prior to building permit approval. Applicant may contact DEPRM at 887-3980 for an application.
4. Downspouts on the proposed dwelling must be directed to flow across the grass.

JLP:TJL:sp

c: Catherine F. Hauber

TUTIN/DEPRM/TEXTSBB

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 9, 1995

SUBJECT: 9131 Cuckold Point Road

#### INFORMATION:

Item Number: 388

Petitioner: Hauber Property

Property Size:

Zoning: DR 5.5

Requested Action: Variance

Hearing Date: 6/7

#### SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit a lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: Amy M. Long

Division Chief: Gary L. Kuno

PK/JL

ZAC388/PZOMR/ZAC1





Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 368 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owners: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 8, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Contentment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the contents below are applicable and required to be corrected or incorporated into the final plans for the property.

9. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 378, 379, 380, 381, 382, 383, 384, 385, 386, 387 AND 390.

RECEIVED  
MAY 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, RS-1105F

cc: File

Printed on Recycled Paper

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

ITEM # 388

TO: Director, Office of Planning and Zoning  
Attn: Ellen McDaniel  
County Courts Bldg, Rm 406  
401 Bayview Ave  
Towson, MD 21204  
FROM: Arnold Jablon, Director, Zoning Administration and Development Management

Permit Number

RE: Undersized Lots  
Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Nick Tulin 7625 S. Bend Road Balto., Md. 21222 477-4811  
Prop Name of Applicant  
☐ Lot Address 9131 Cuckold Point Rd. Election District 15 Council District 5 Square Feet 6200  
Lot Location: N E S W / side / corner of southeast side West from N E S W corner of 222 S. of Lot 514

Lead Owner Telephone Number  
Address Telephone Number

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

	YES	NO
1. This Recommendation Form (3 copies)		
2. Permit Application		
3. Site Plan Property (2 copies) Top Map (as shown on the lot) (2 copies) (provide color ink print)	/	
4. Building Elevation Drawings	/	
5. Photographs (provide color ink print) Surrounding Neighborhood	/	

Residential Processing Fee (if not)  
Codes 006 & 007 (008)  
Accepted by  
Date

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by:

for the Director, Office of Planning & Zoning

Date:

RE: PETITION FOR VARIANCE  
9131 Cuckold Point Road, SE/S Cuckold Point  
Road, 220' +/- SW of c/l First Street  
12th Election Dist., 7th Councilmanic  
Catherine Figiel Hauber  
Petitioner  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 95-393-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

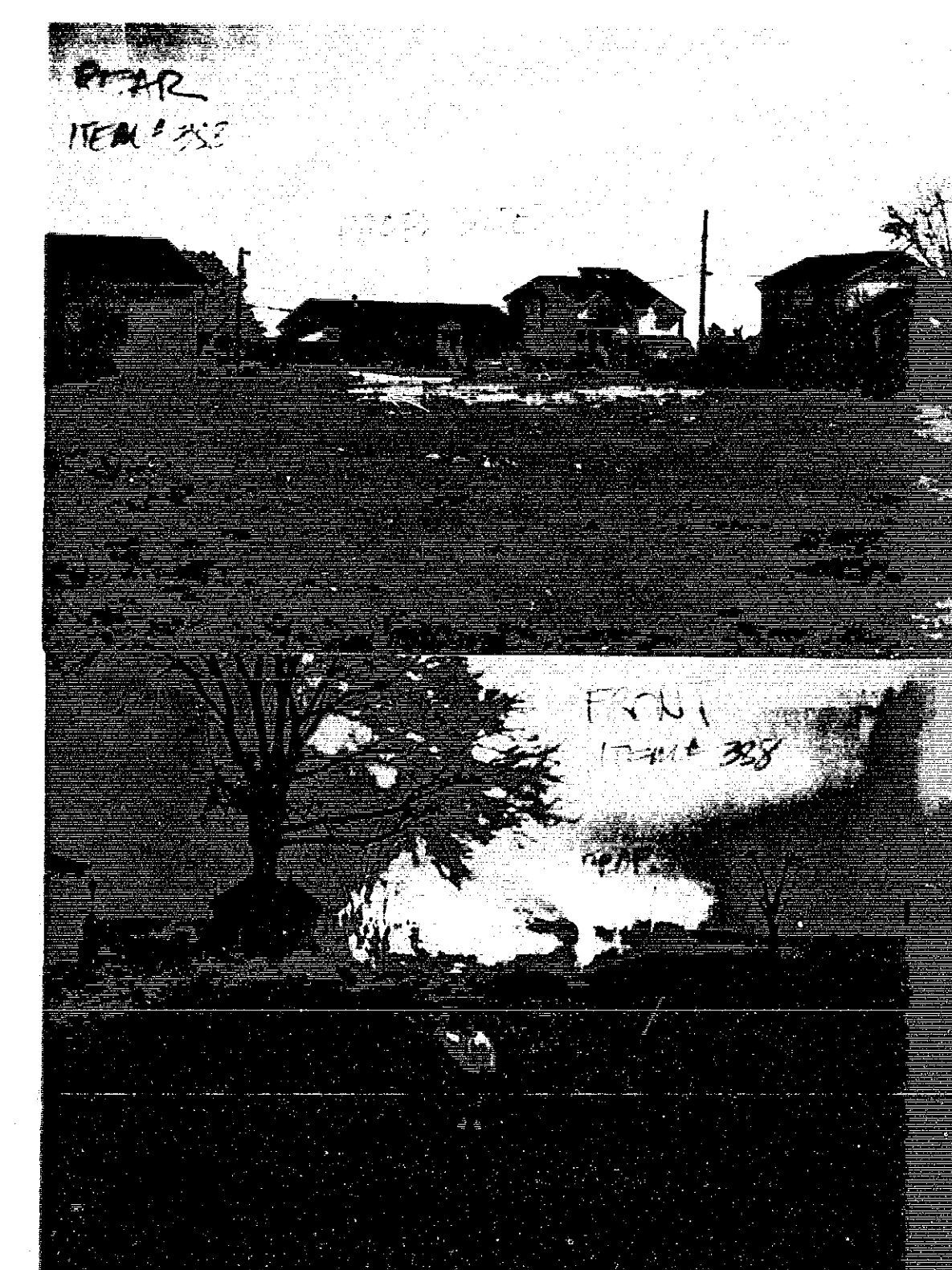
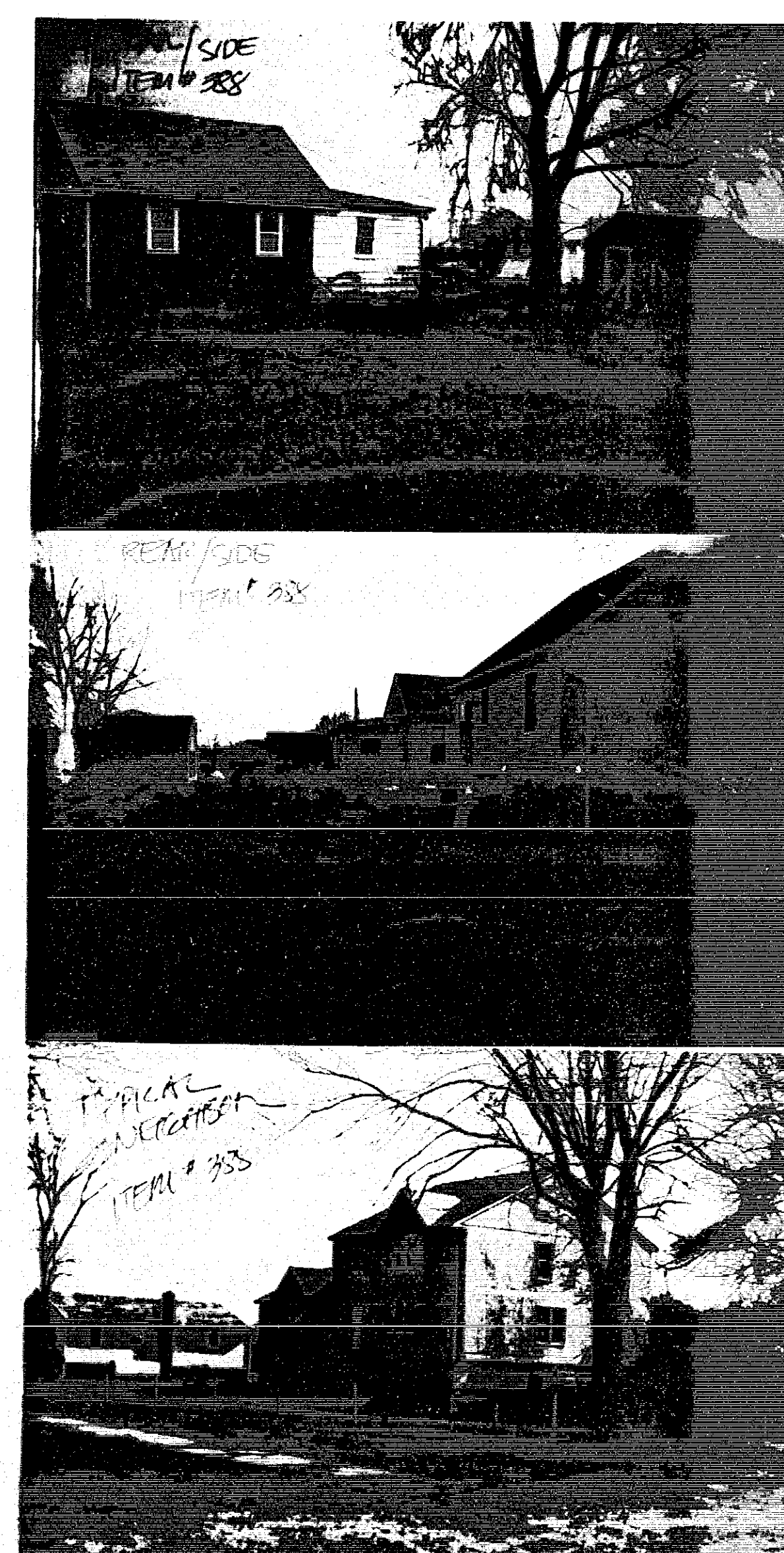
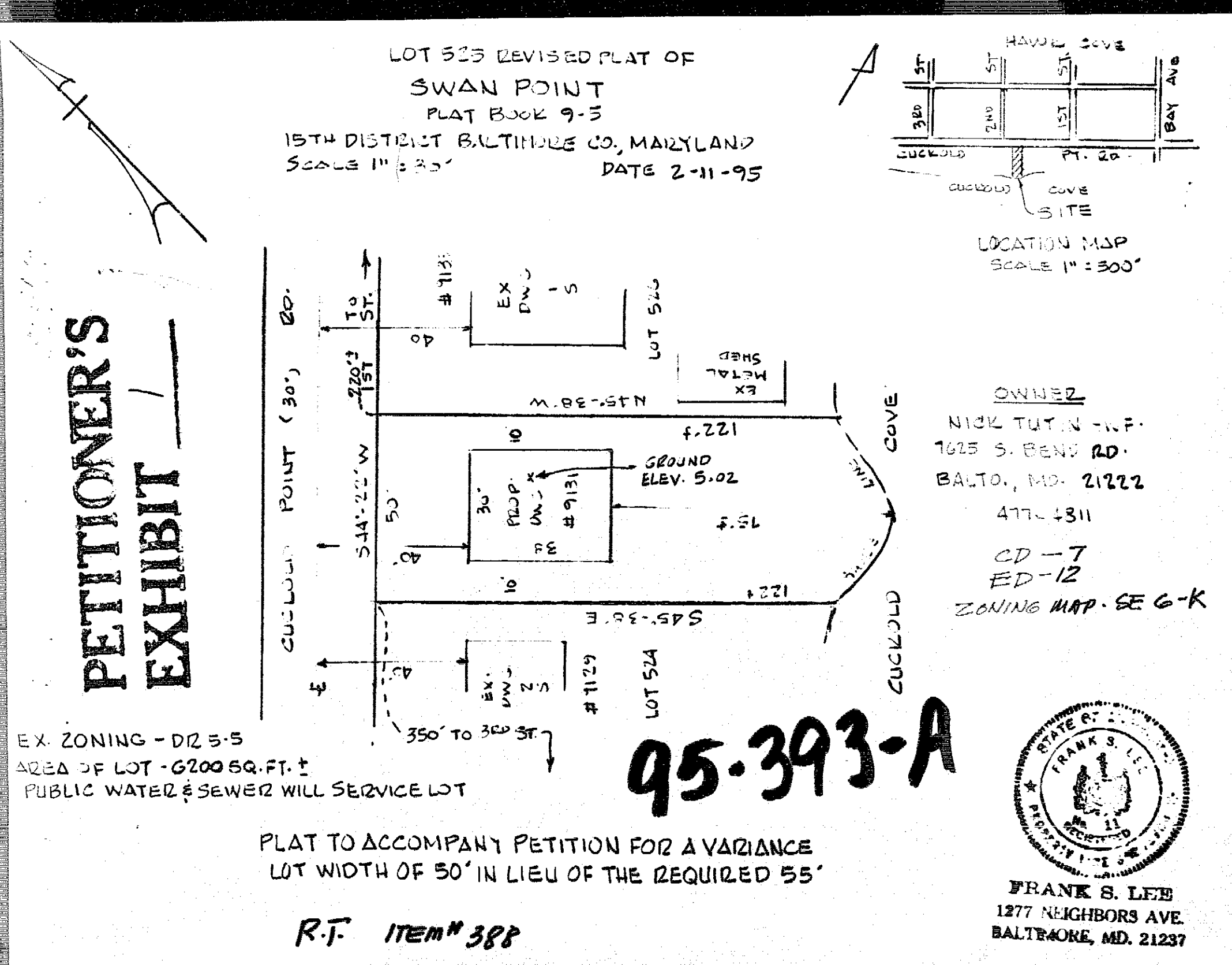
*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Charles S. Denilio*  
CHARLES S. DENILIO  
Deputy People's Counsel  
Room 47, Courthouse  
409 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Catherine Figiel Hauber, 2860 Nathaniel Way, Baltimore, MD 21219, Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



Permit Service

Jim Mc Kinney

7633 South Bend Rd.  
Baltimore, MD 21222  
410-477-1677  
Fax: 410-477-1677

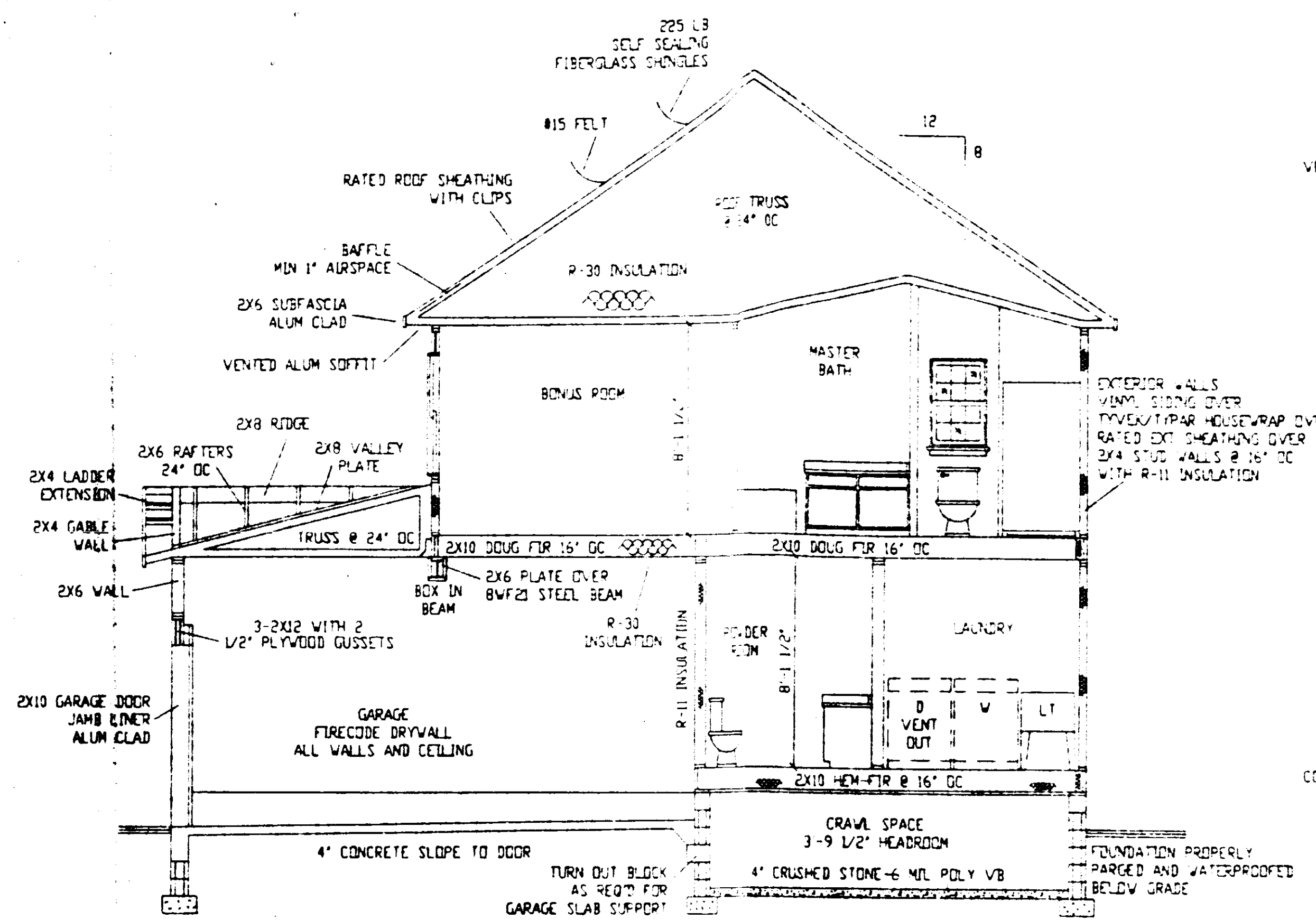


# 95-393-A

ITEM # 388

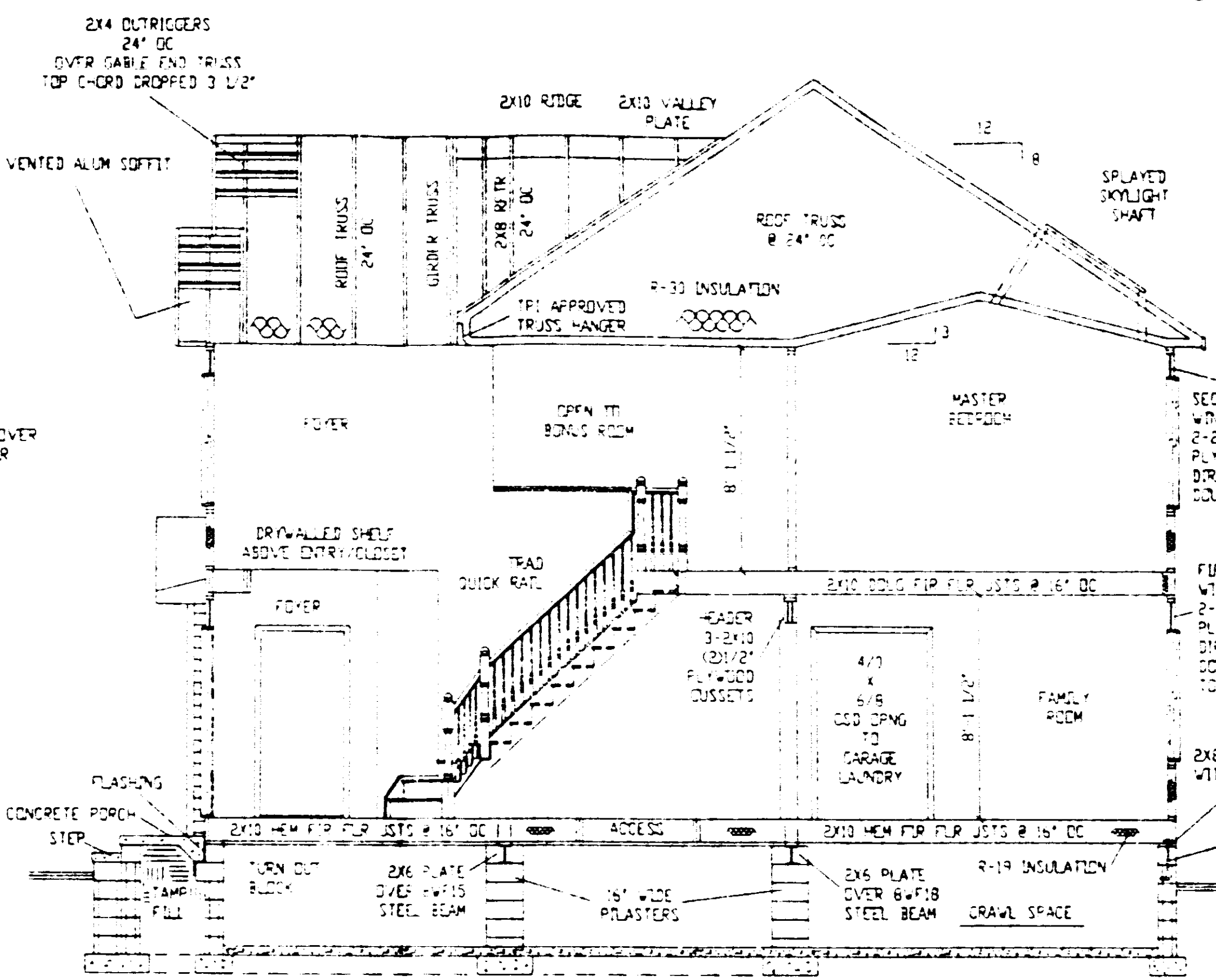
DATE 1/23/95	DESIGNER J.E. VAS	PROJECT 3	4
DRAWING CODE	TITLE	TUTIN	

410-987-5896  
410-484-1685  
A DIVISION OF  
ASSOCIATED VENTURES INC.  
GOLDEN KEY  
Custom Homes  
11111 11111



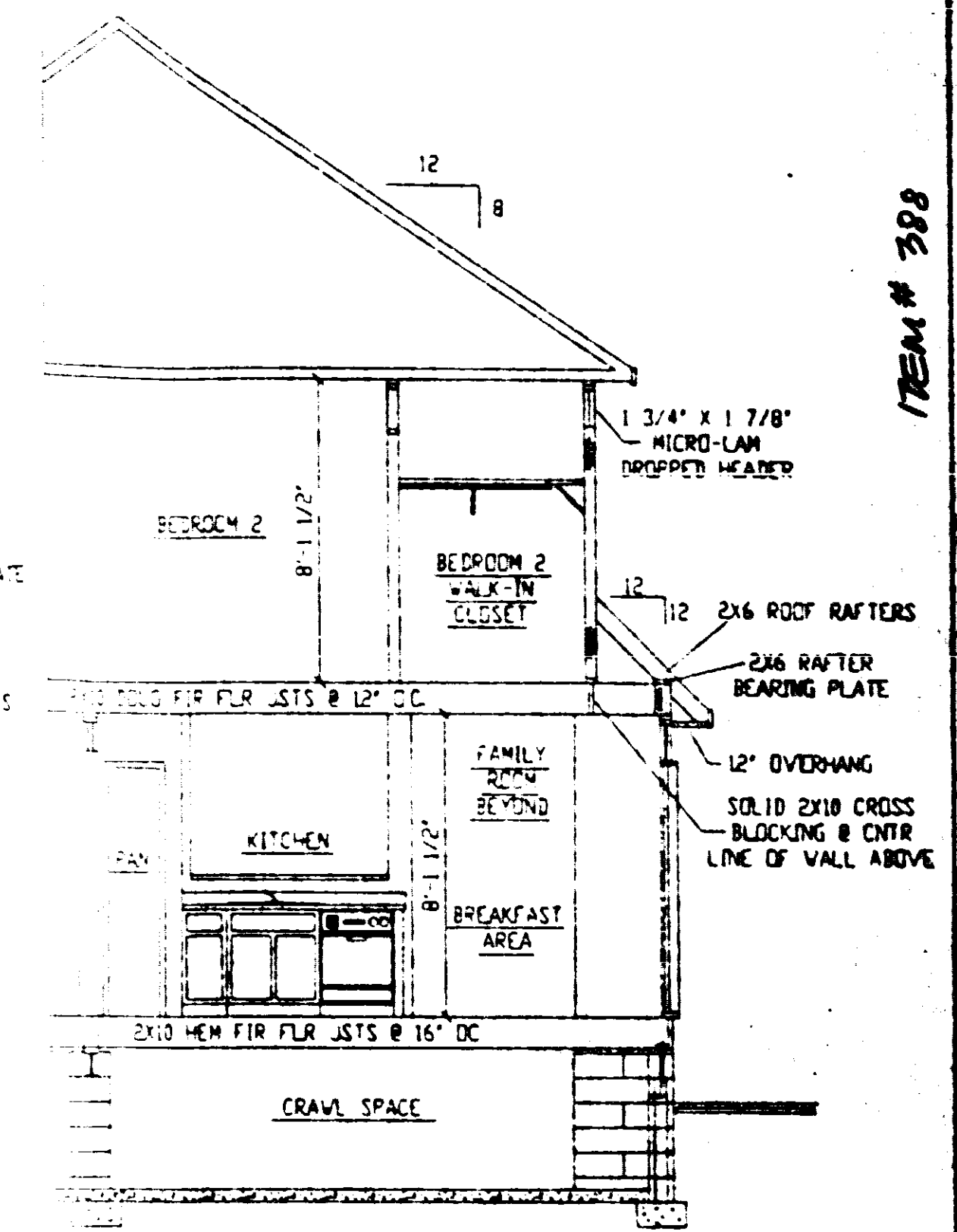
SECTION THRU GARAGE

SCALE 1/4\"/>



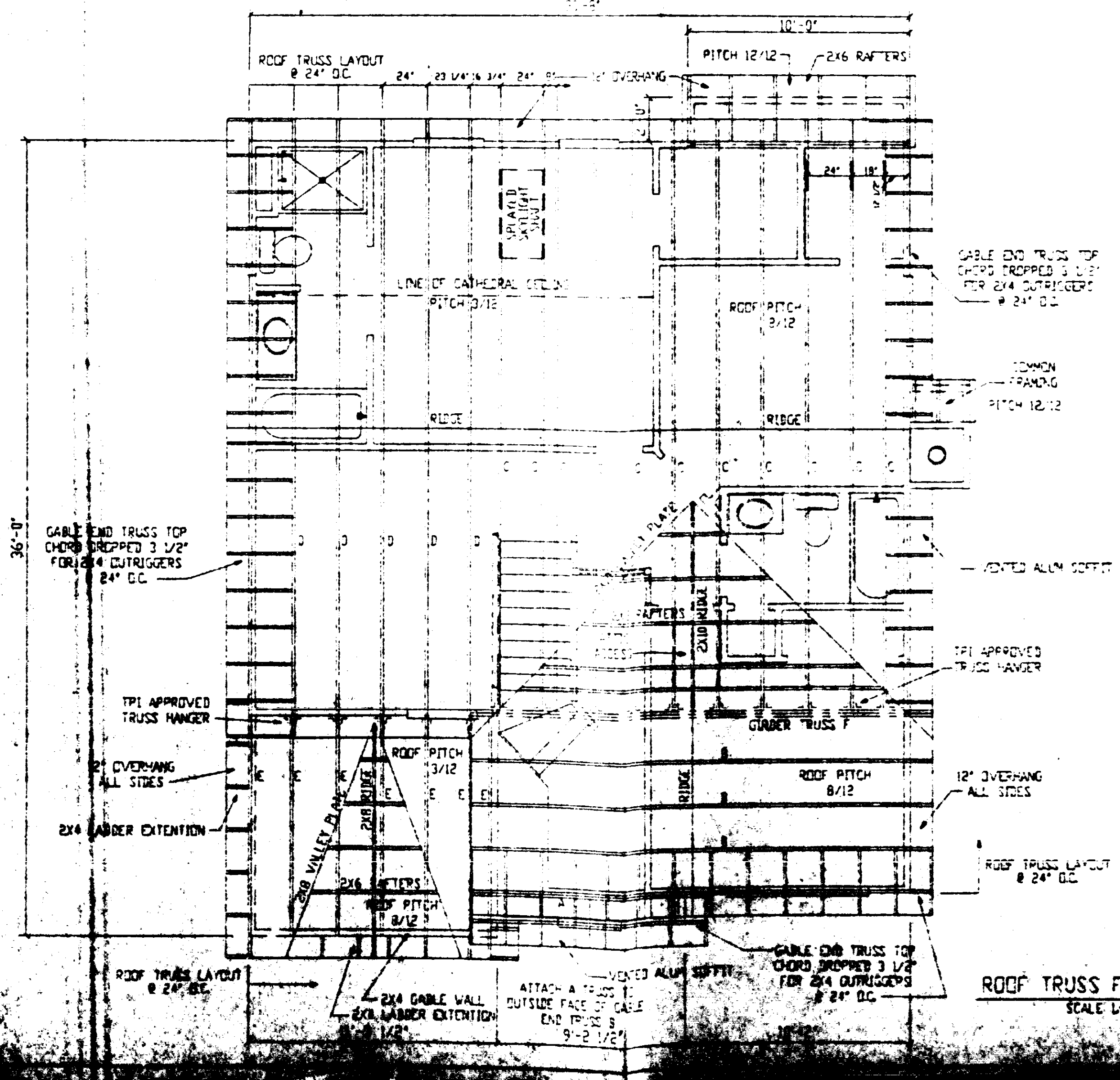
SECTION THRU FOYER/FAMILY

SCALE 1/4\"/>



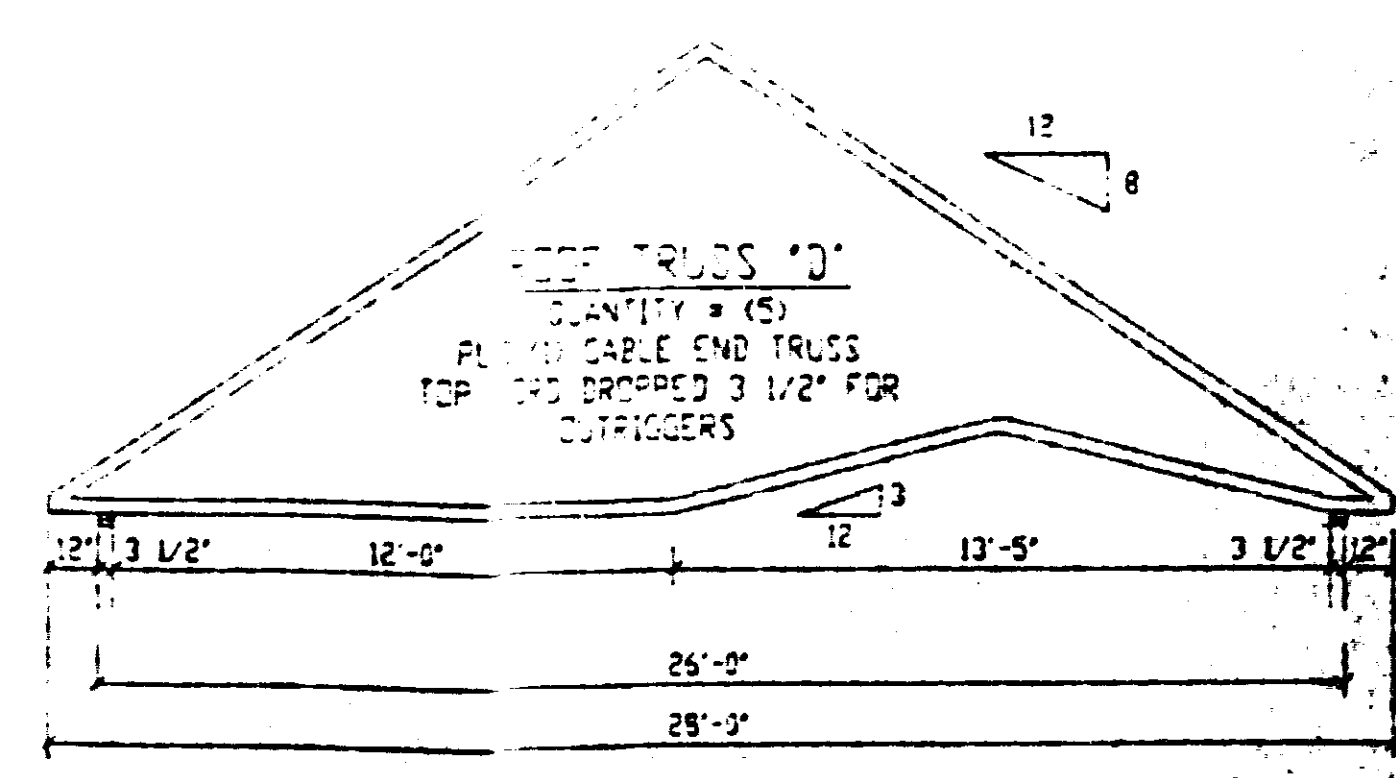
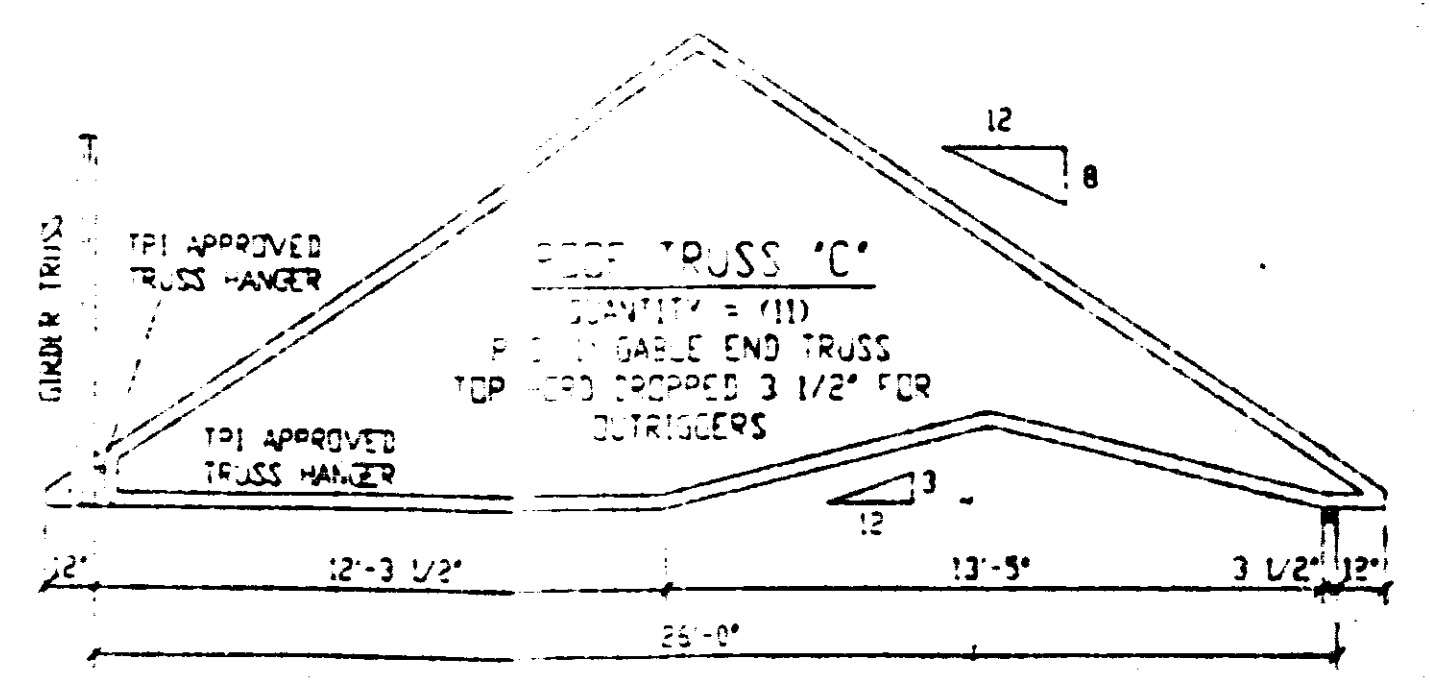
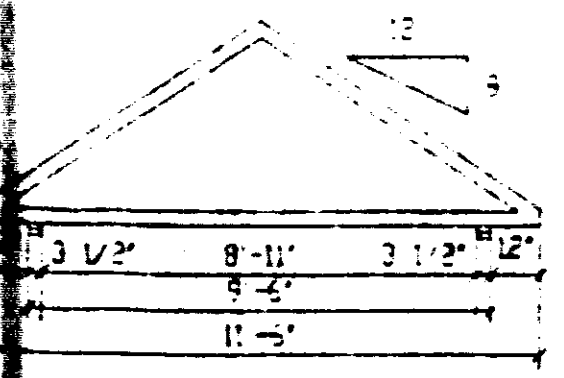
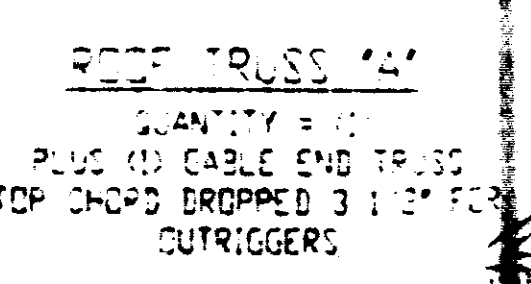
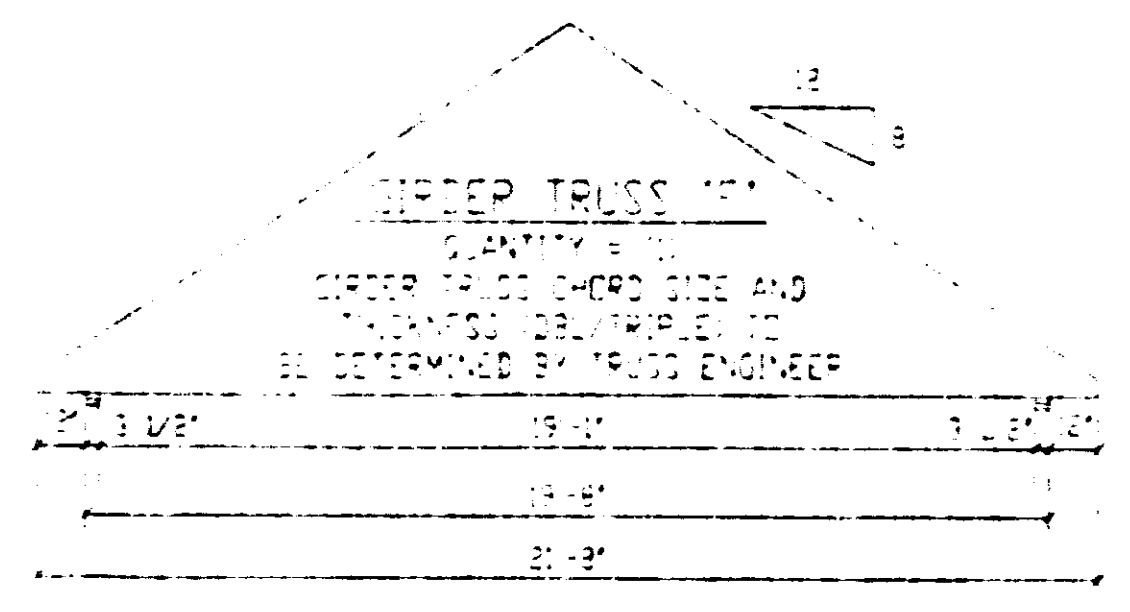
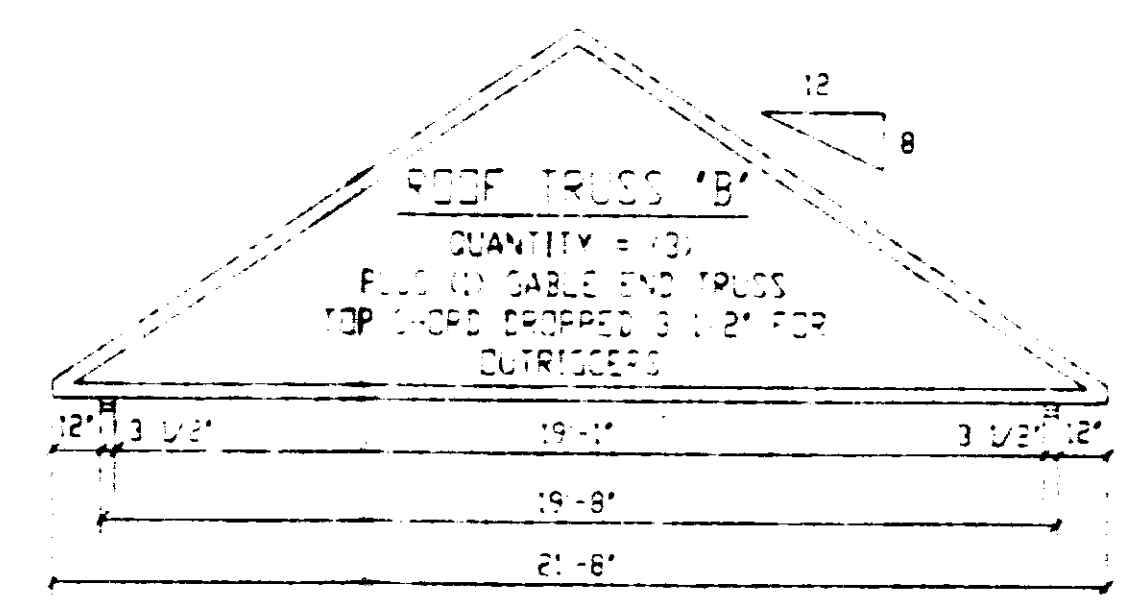
SECTION THRU KITCHEN

SCALE 1/4\"/>



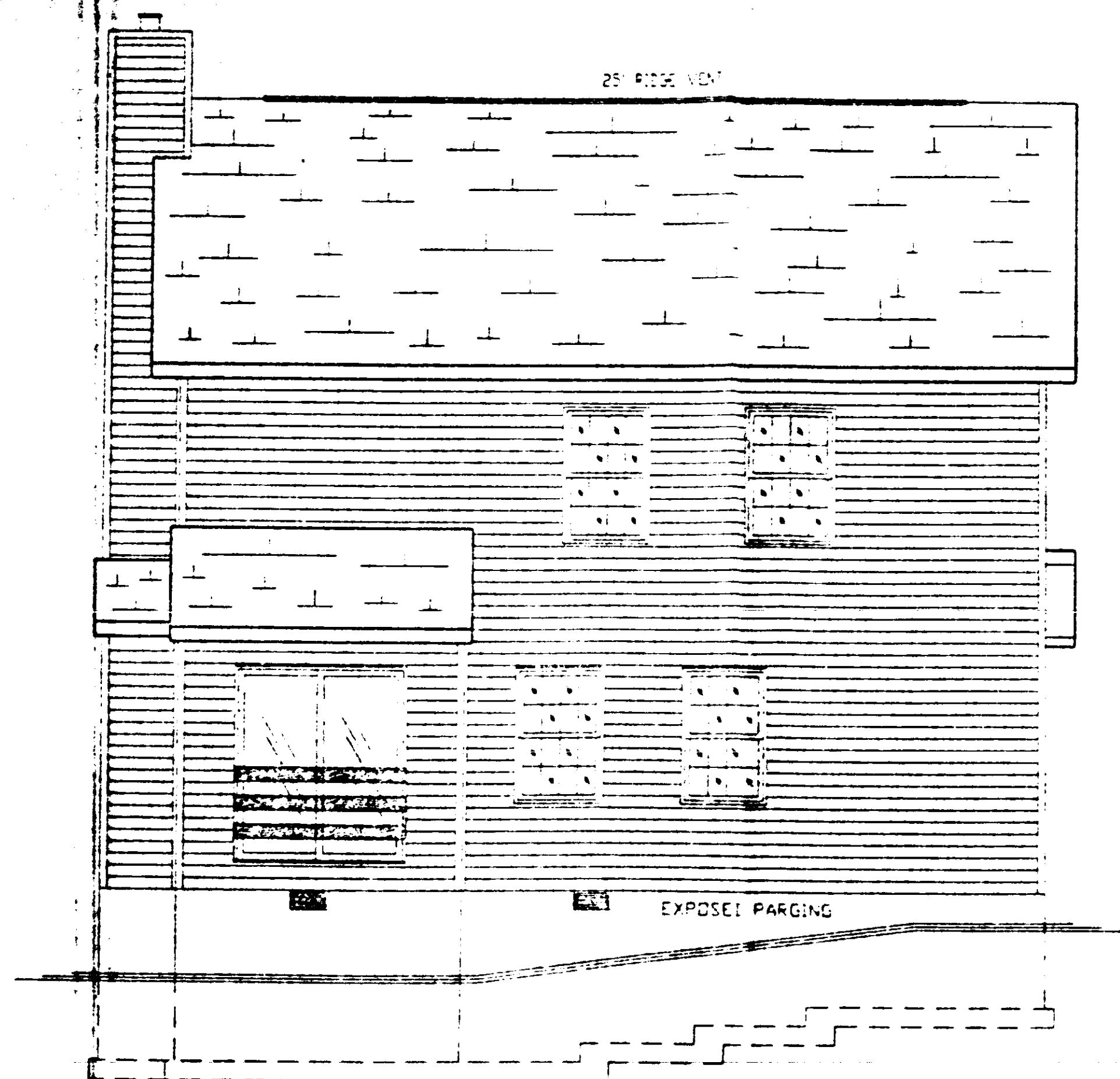
ROOF TRUSS FRAMING PLAN

SCALE 1/4\"/>



WEB CONFIGURATION TO BE DETERMINED BY TRUSS ENGINEER 2X4 TOP/BOTTOM CHORDS

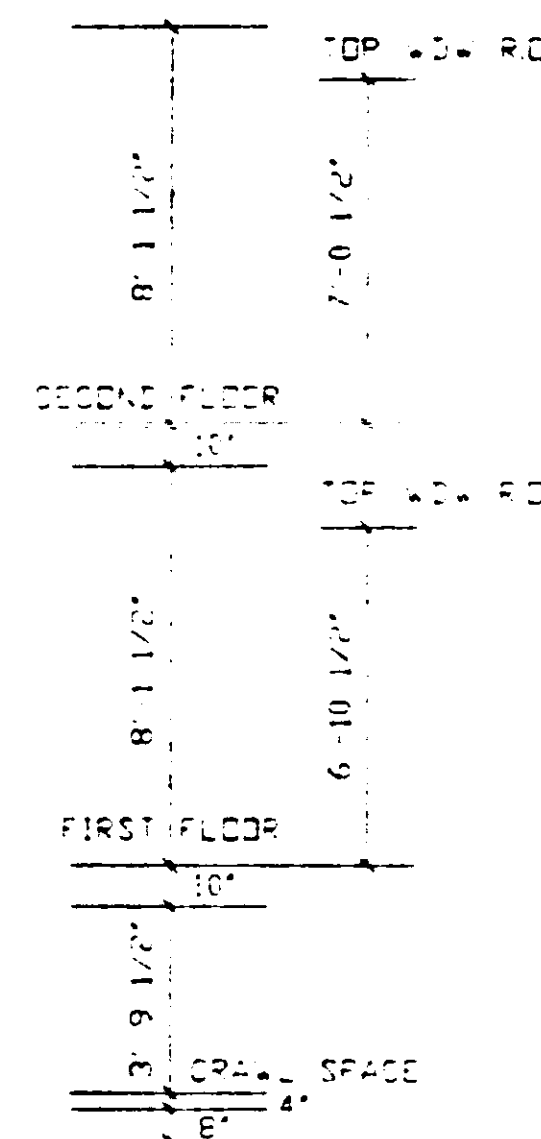




REAR ELEVATION

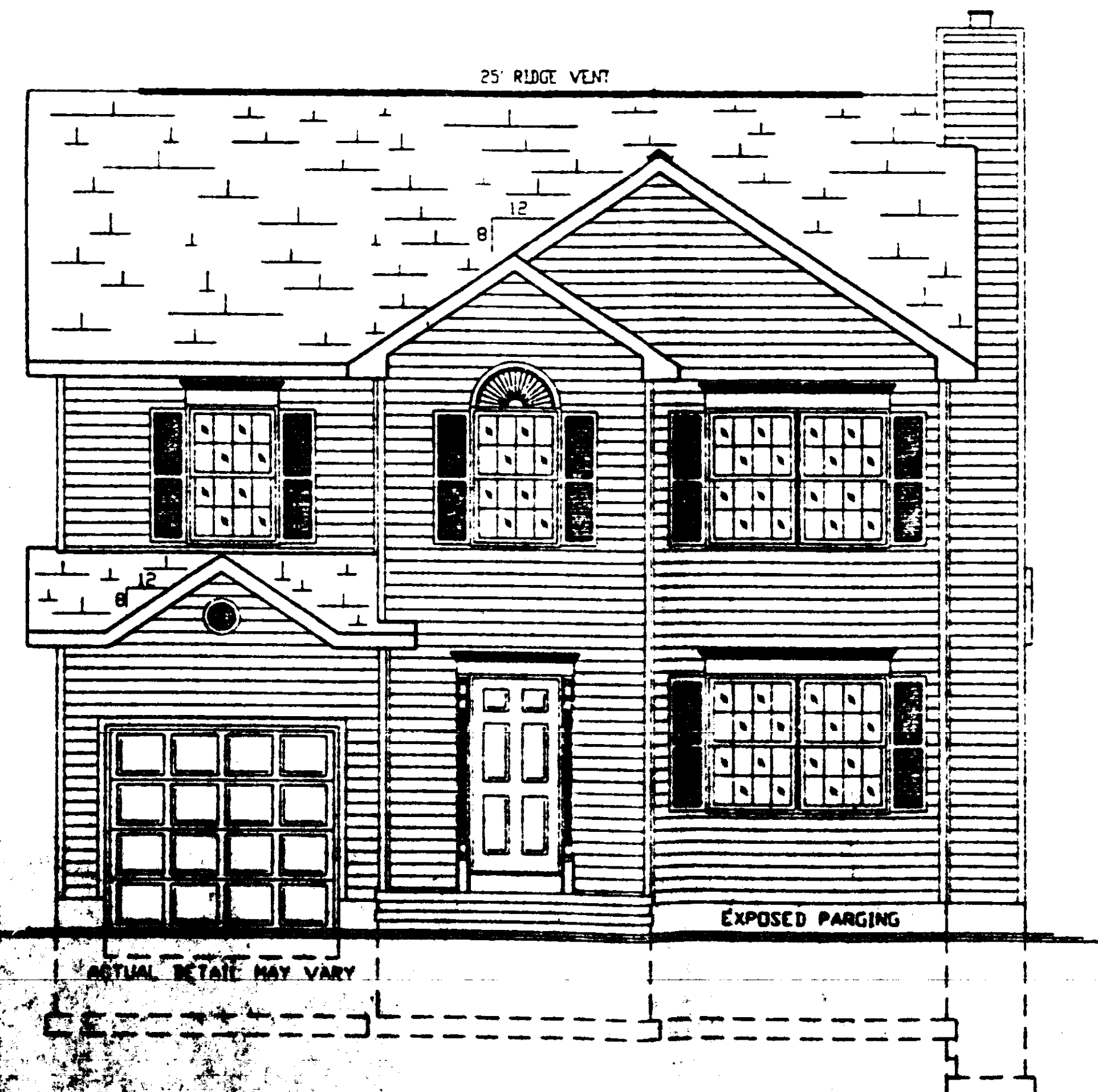
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STEP FOOTINGS AS REQ'D BY GRADE/FROST CONDITIONS



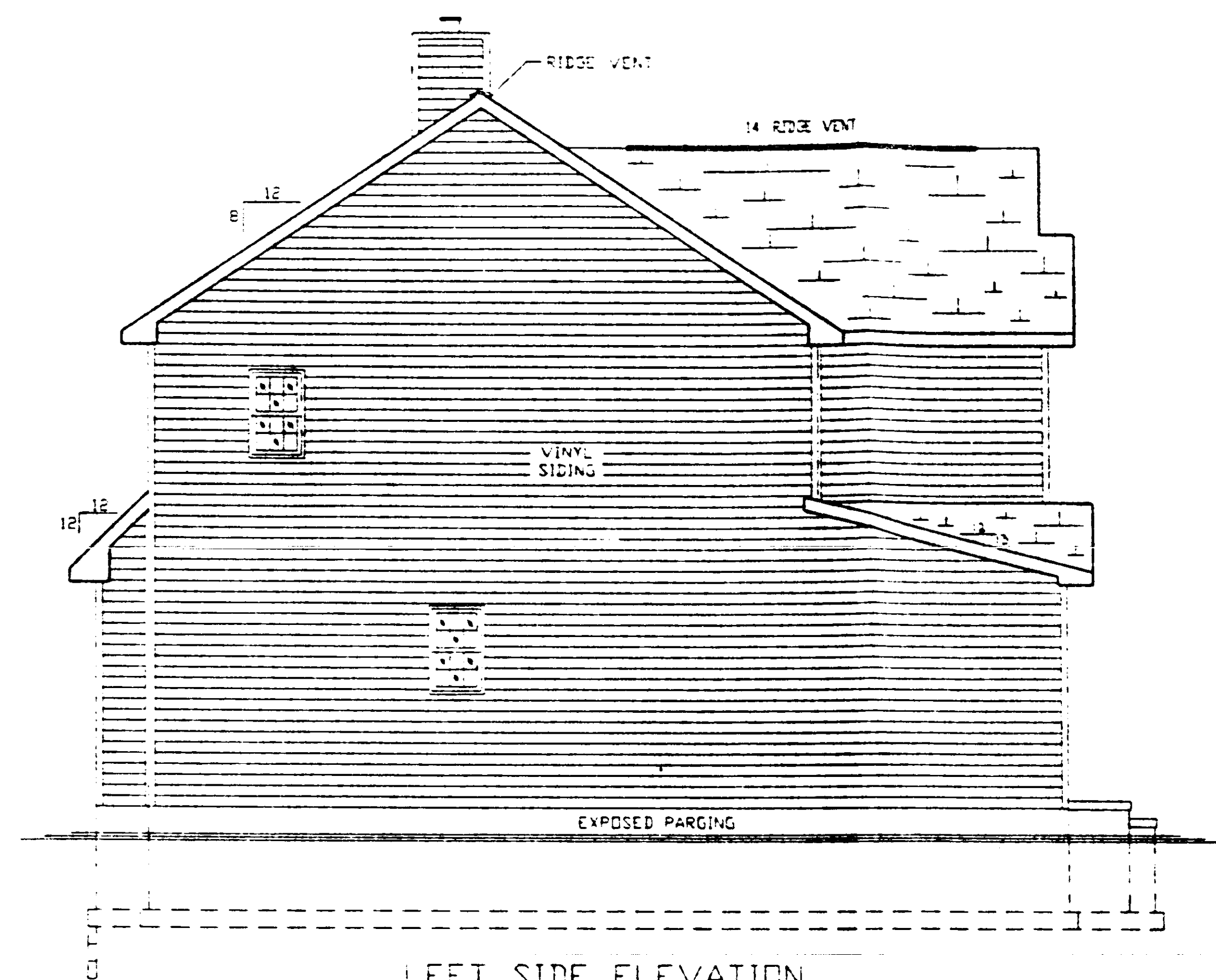
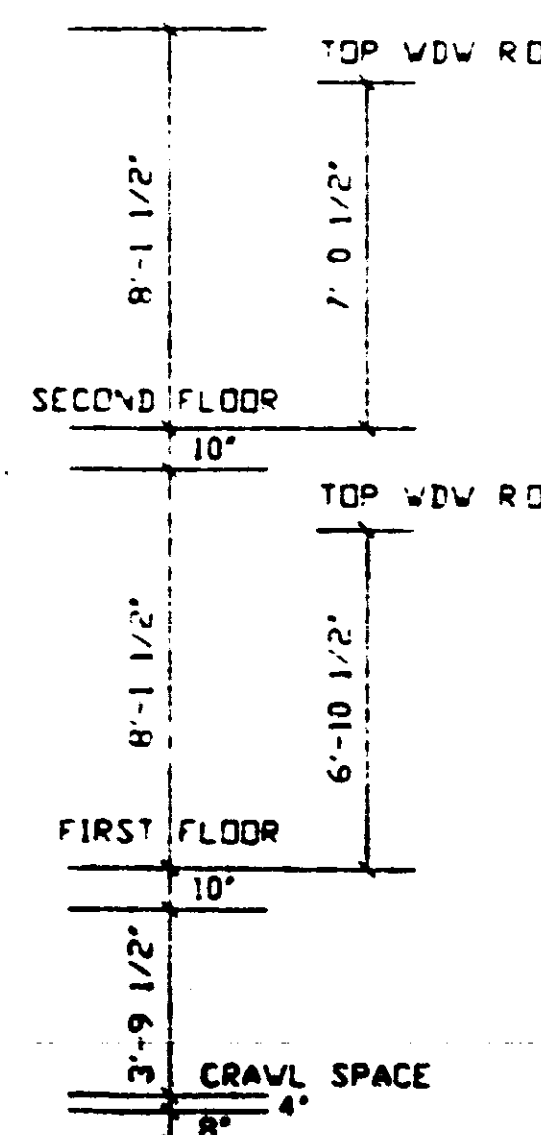
FYPON TRIM  
FYPON WINDOW HEAD NO 851 A DIM 40"  
FYPON WINDOW HEAD NO 851 A DIM 76"  
FYPON HALF CIRCLE NO 860 A DIM 40" B DIM 18-7/8"  
FYPON LOUVER NO 660P-15 CLOSED  
FYPON FLUTED PILASTER S NO 250-S  
FYPON DOOR HEAD NO 851 A DIM 48"  
FYPON KICKPLATE NO 1010 1"X7 1/2"

PROVIDE ALUM GUTTERS, DOWNSPOUTS, AND SPLASHBLOCKS AS REQ'D



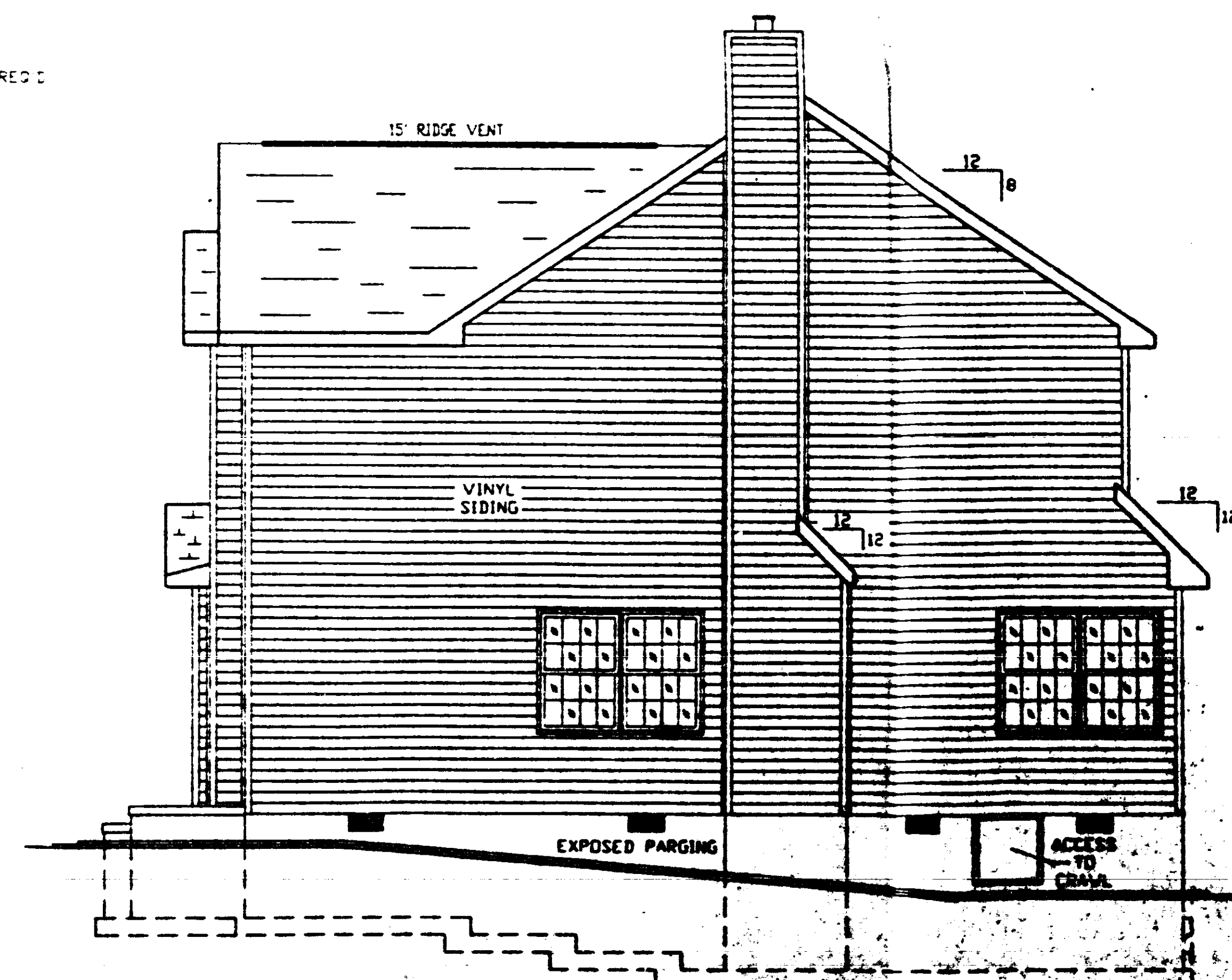
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

STEP FOOTINGS AS REQ'D BY GRADE/FROST CONDITIONS

95-393-A

175-M-383

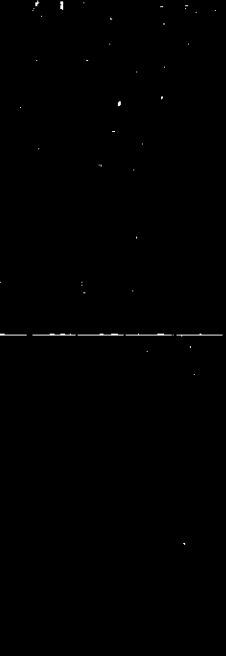
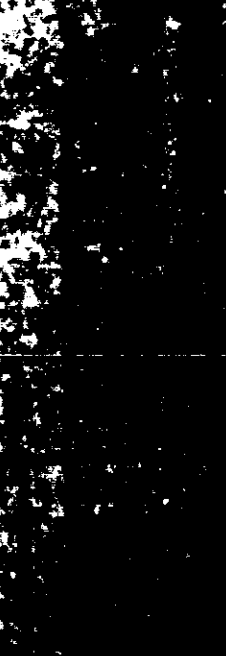
DRAWING CODE TOTAL

TUTIN

410-987-5896

410-484-1685

A DIVISION OF ASSOCIATED VENTURES INC.



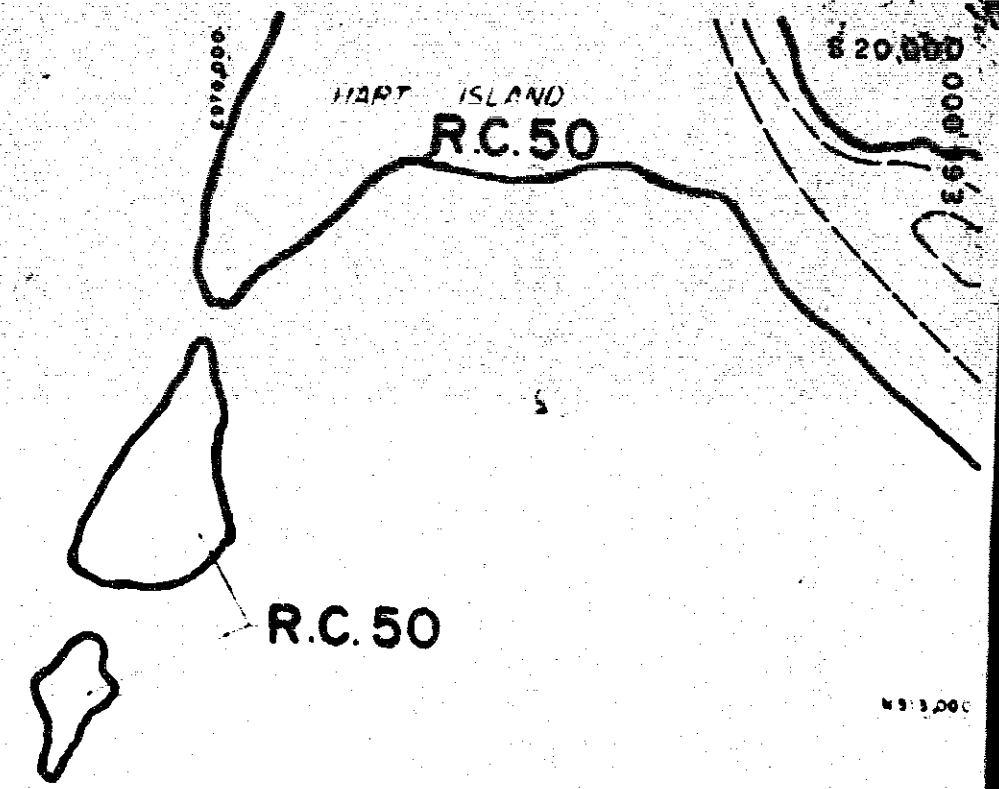


S 20,000  
E 60,000

E 61,500

(SHEET S.E. 6K)  
E 63,000

E 64,500

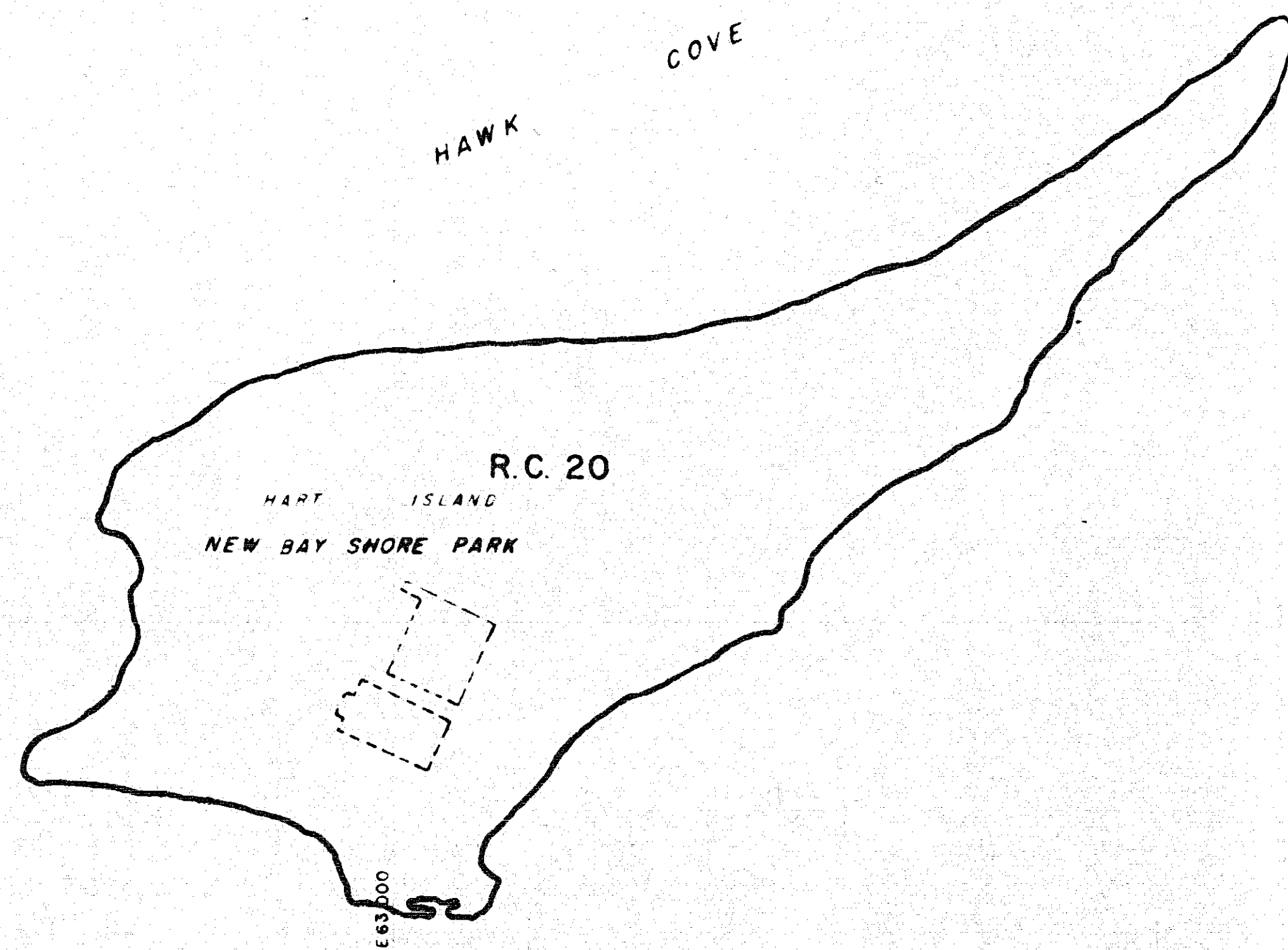
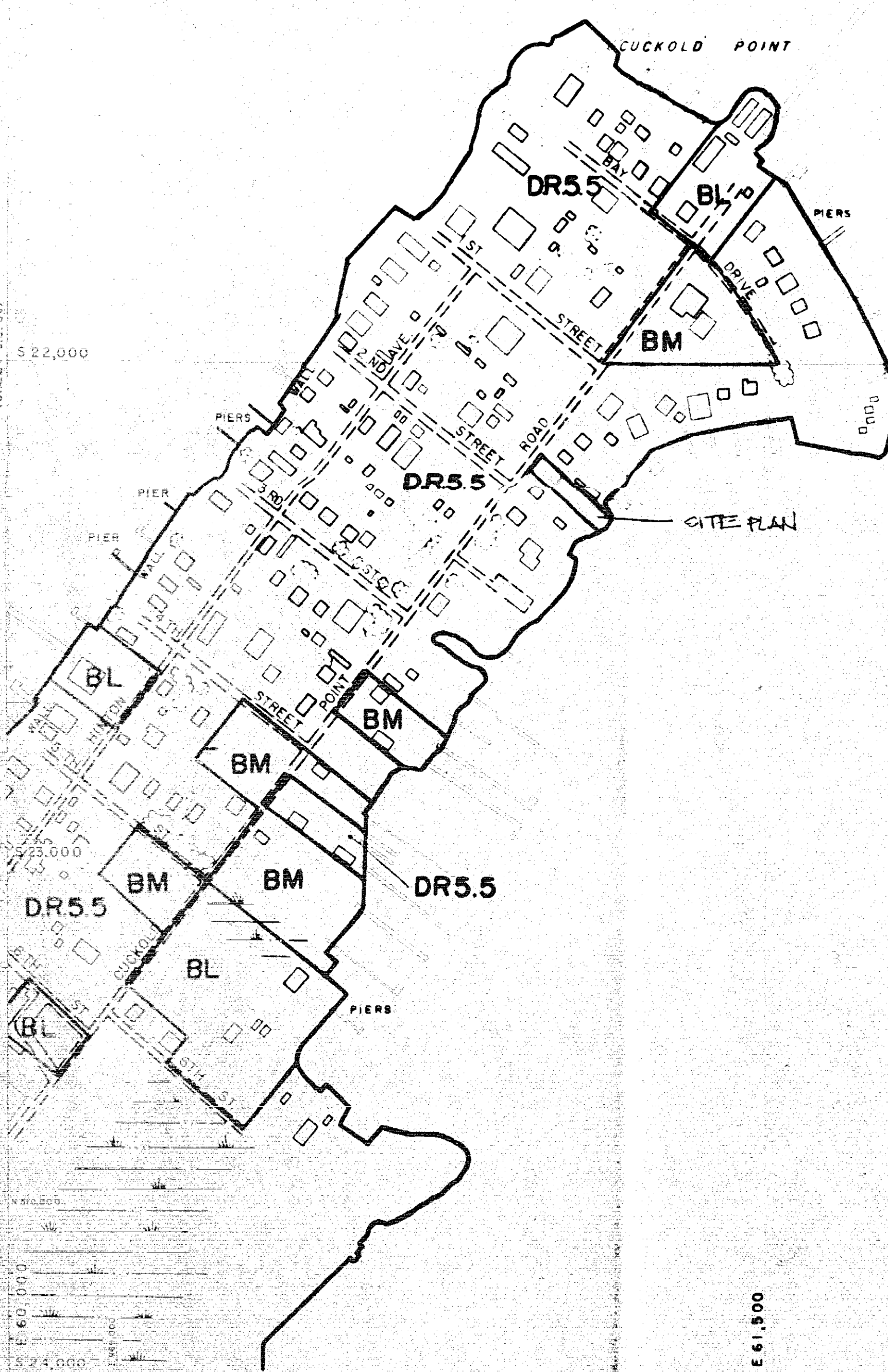


CHESAPEAKE

N 513,000

S 21,000

S 21,000



95-393-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

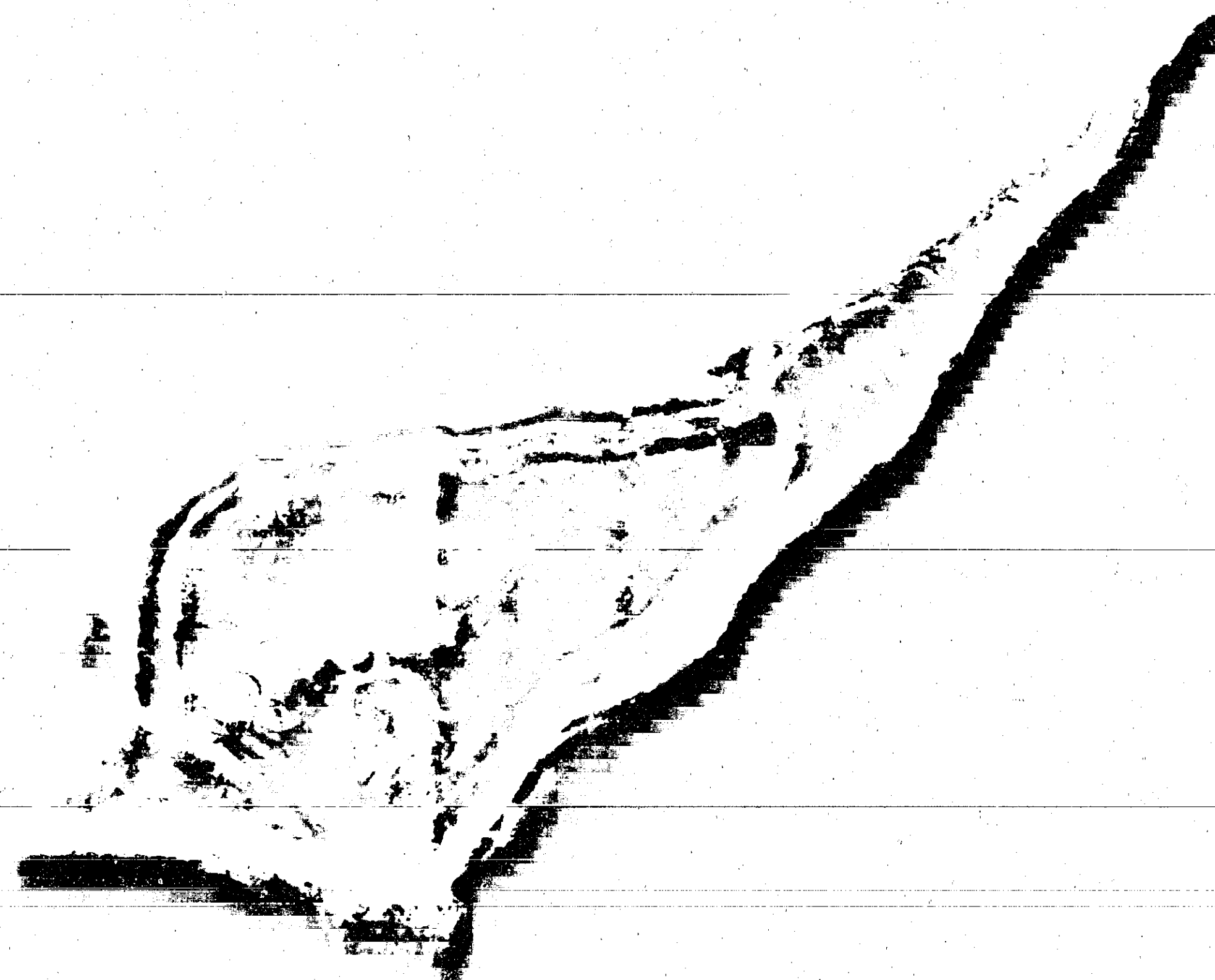
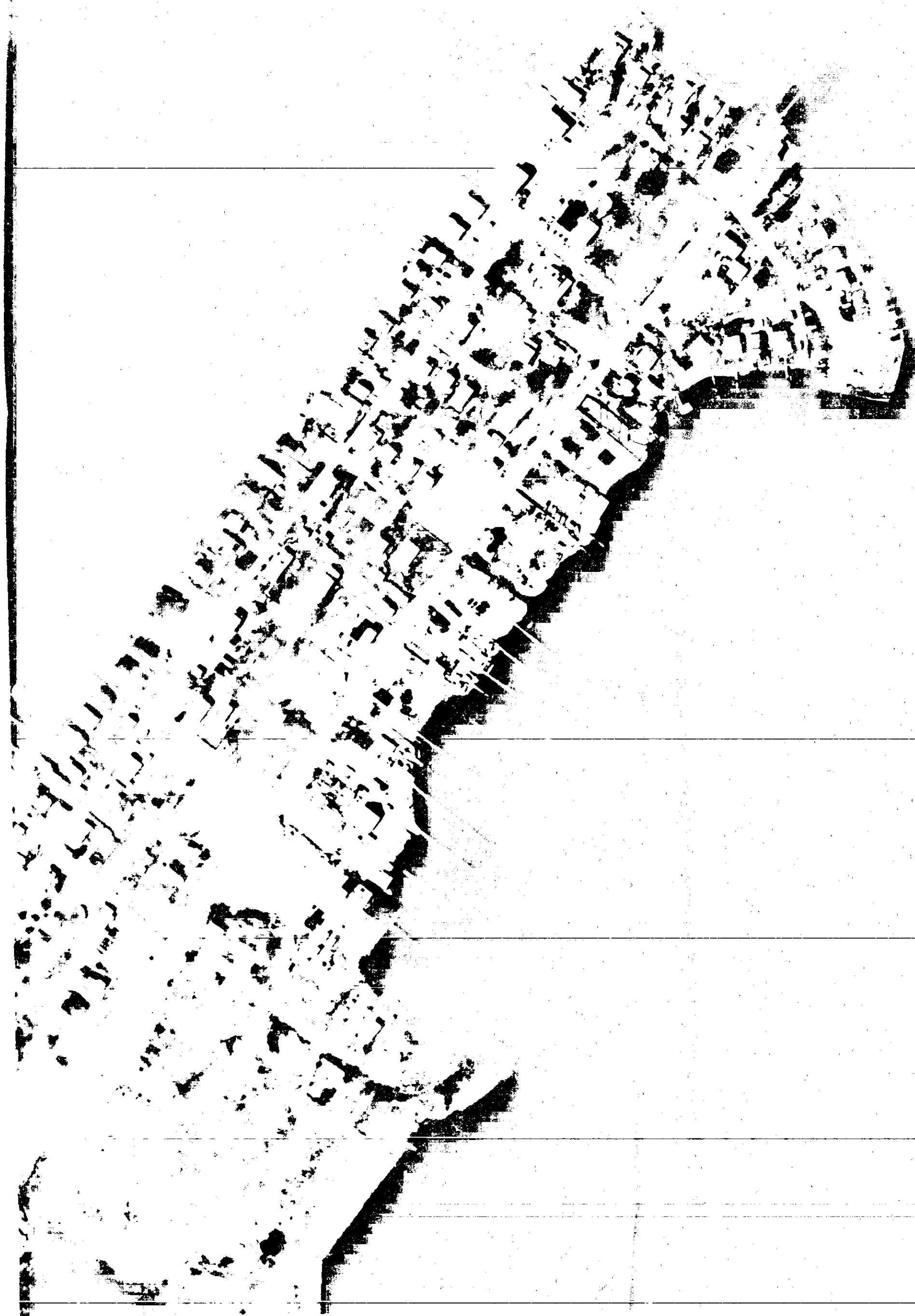
1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard Jr.*  
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	ITEM #388 CUCKOLD POINT	S.E. 6-K
DATE OF PHOTOGRAPHY	NEW BAY SHORE PARK	
JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

95-393-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

SCALE  
1" = 200'±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
ITEM # 333  
CUCKOLD POINT  
NEW BAY SHORE PARK

SHEET

SE  
6-K